



TO LET

390 Aigburth
Road, Liverpool,
L19 3QD

- Well Established Commercial District
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 51.1 sq.m (550 sq.ft)

Location

The subject premises are prominently situated fronting onto Aigburth Road (A561), close to its junction Herringford Road, approximately 3 miles south of Liverpool City Centre. Aigburth Road itself is a main arterial route linking Liverpool City Centre to the suburbs of South Liverpool. The property is situated within a densely populated residential area with nearby commercial occupiers comprising a mixture of local type occupiers including an dental practice, coffee shop, fish & chip shop, and an Italian restaurant to name but a few.

The Property

The subject premises comprises a two storey mid terraced building of traditional brick construction consisting of a ground floor retail unit with a storage and kitchen facilities to the rear. Internally, the property benefits from a mix of carpeted and laminate flooring throughout and a mix of pendant and spot lighting. Externally, the property benefits from an aluminium framed double glazed frontage, and the added security of electric roller shutters.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 51.1 sq.m (550 sq.ft).

Tenure

The premises are available to let by way of an Full Repairing and Insuring Lease, for a term to be agreed.

EPC

We understand the property has an Energy Performance Rating of E123. Further details available upon request.

Rates

We understand through internet enquiries the property has a rateable value of £10,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Rent

£17,500 per annum.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 / Contact the Team (commercial@skre.co.uk)

