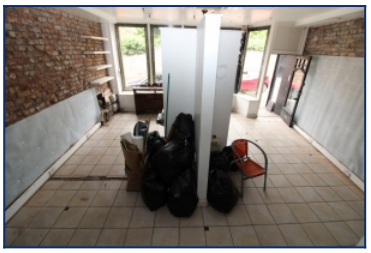
Ashfield Road, Aigburth, L17









To Let - £750 per calendar month

Key Features

- Retail Property (High Street)
- EPC Rating: C72
- Tenant Refurbishment Required
- Electric Roller Shutter
- Kitchen & WC Facilities
- Suitable For A Variety Of Uses (Previously Hairdressers)
- Popular South Liverpool Location
- Served By Excellent Transport Links
- Free On Street Car Parking
- Available Immediately

Further Details

- Furnishing: Unfurnished
- No. of Floors: 1
- Floor Space: 55 square metres / 592 square feet
- Rent per Unit Area: £15.20 per sq ft / £163.64 per sq m
- Rateable Value: £6,700 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Parking: On Street
- Heating/Energy: Air Conditioning
- Bills Included: None
- Use Class(es): A1 - Shop, A2 - Financial and Professional Services

Move-in Costs

- Rent: £750 (no VAT) per calendar month
- Service Charge: None
- Insurance: None
- Security Deposit: £1,500
- Agency Fees: £249 (inc. VAT) administration fee
  The rent, service charge (if applicable) and insurance (if applicable) are usually payable monthly or quarterly subject to negotiation/contract.

Letting Information

- Date Available From: Now

Description

A 592 square foot (55 sqm) ground floor retail unit suitable for a variety of uses.

The accommodation briefly comprises of; retail area, kitchen, W/C and store room.

Please note, there is no back yard, no existing gas supply and although the air conditioning appears to work it has not been tested and is provided with no

warranty.

This opportunity will not be on the market for long so contact us today to arrange your viewing!

Room Details

Main Retail Area
5.97 x 6.20 metres (19' 8" x 20' 5")
.

W/C
1.58 x 1.06 metres (5' 3" x 3' 6")
.

Store Room
3.35 x 1.88 metres (11' 0" x 6' 3")
.

Kitchen
2.19 x 2.14 metres (7' 3" x 7' 1")
.

Hallway
1.53 x 3.60 metres (5' 1" x 11' 10")
.

Additional Images


W/C


Retail Area


Retail Area


Hall


Hall


Store Room


Front Elevation

Tel: 0151 452 4872
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Mossley Hill, Liverpool, L18 1LN

Email: lettings@atlasestateagents.co.uk
Website: www.atlasestateagents.co.uk

These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers/tenants and do not constitute an offer or part of a contract. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Prospective purchasers/tenants ought to seek their own professional advice.

All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers/tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.