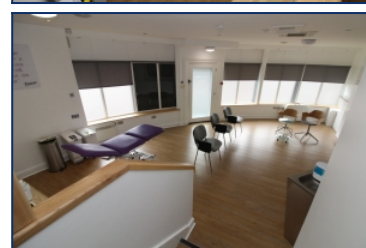
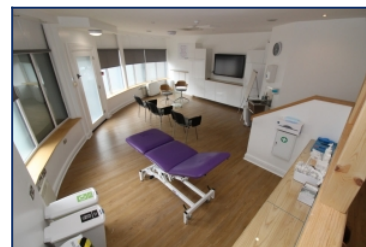


Aigburth Road, Aigburth, L17



For Sale - £525,000

Key Features

- Commercial Property
- EPC Rating: D56
- Mixture of Residential & Commercial Units
- Freehold Investment Opportunity
- Potential Income of Circa £40,000 in Current Configuration
- Potentially Suitable for Development/Variety of Uses
- Extremely Well Presented Throughout
- Highly Sought After South Liverpool Location
- Served By Excellent Transport Links
- Free on Street Parking
- Conditional Or Unconditional Offers Invited
- Prominent Frontage to Aigburth Road

Further Details

- Tenure: Freehold
- No. of Floors: 0
- Floor Space: 238 square metres / 2,562 square feet
- Rateable Value: £0 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Parking: On Street

Description

Atlas Estate Agents are delighted to bring to the market this fantastic opportunity to acquire a substantial mixed use (residential & commercial) freehold building in the prestigious suburb of Aigburth, L17

The property comprises an end terraced building of traditional brick construction with tiled roof arranged over three floors (ground, first and second). The commercial aspects of the property are currently owner occupied and will be offered with vacant possession on completion. The potential rental income for the commercial aspects would be in the region of £31,000 per annum. The three bedroom flat is let on a single AST at £9,000 per annum with no bills included. The tenant has been in occupation for 12 months and is looking to remain if possible. The flat is available tenanted or with vacant possession. We are advised that the building benefits from mains gas, electric and water and measures approximately 238 sqm.

The property is currently arranged as three units but all units are on one freehold title.

359 Aigburth Road - commercial unit spanning ground and first floor

1a Woodlands Road - commercial unit spanning ground and first floor

1b Woodlands Road - residential 3 bedroom, 2 bathroom flat on the second floor. There is a yard to the ground floor offering the tenant some outdoor space

359 and 1a share the same EPC. 1b has it's own EPC.

There is air conditioning to some parts of 1a and 1b, 1b is double glazed and there is central heating to 1a and 1b.

Location

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There is air conditioning to some parts of 1a and 1b, 1b is double glazed and there is central heating to 1a and 1b.

Planning

We are advised that the entire property has full planning permission for its current use classes.

Tenure

The property is held freehold.

Terms

The freehold interest offered with vacant possession.

We are seeking conditional or unconditional offers.

VAT

We understand that the transaction will not be subject to VAT.

Legal Costs

Each party to be responsible for their own legal and surveyors costs incurred in the transaction.

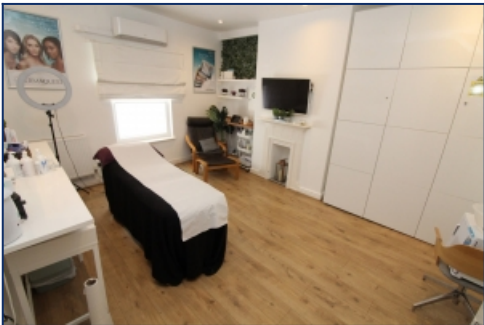
Business Rates

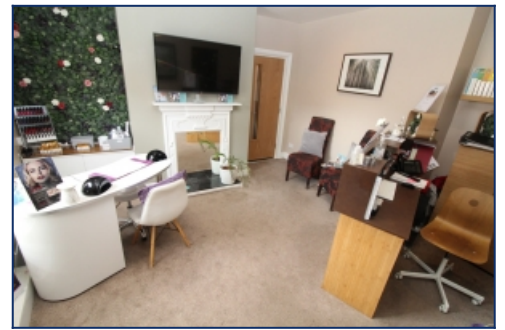
We are advised that the commercial units have three entries in the VOA database. Please search for postcodes L17 0BP and L17 0AJ.

Viewing

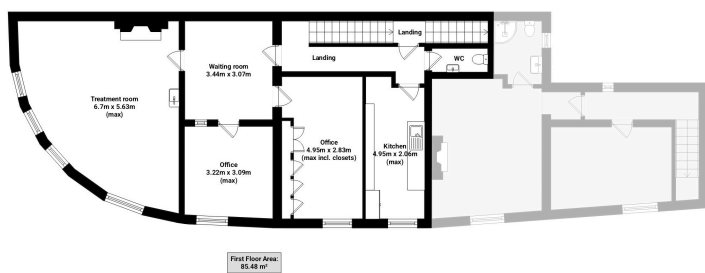
By prior arrangement with Atlas Estate Agents.

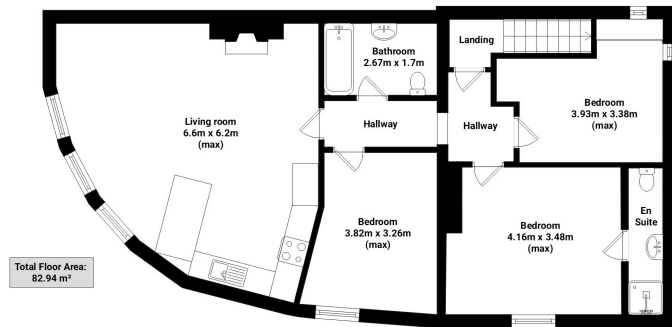
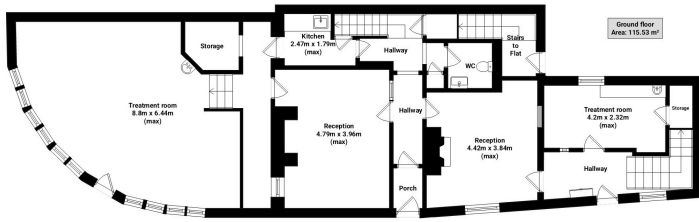
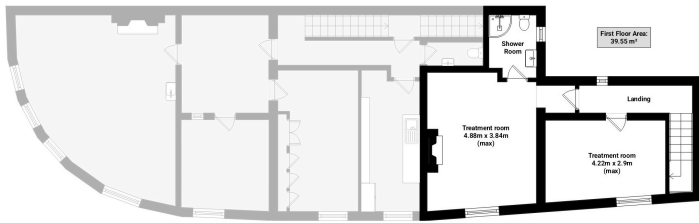
Additional Images





Floor Plans





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Mossley Hill, Liverpool, L18 1LN

Email: sales@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.