

Lark Lane, Aigburth, L17



To Let - £399 per week

Key Features

- Commercial Property
- EPC Rating: Pending
- Ground Floor Commercial Premises with 3 Bedroom Flat
- Business (Fish & Chips) Still Trading - Owners Retiring
- Commercial Premises Benefitting from A5 Consent
- Prominent Position on Lark Lane, L17
- Served by Excellent Transport Links
- Burglar Alarm & CCTV System
- Double Glazing & Gas Central Heating
- Available Immediately
- Negotiable Terms

Move-in Costs

- Rent: £399 (no VAT) per week
 - Service Charge: None
 - Insurance: Charged at cost (market rate)
 - Security Deposit: Negotiable
 - Agency Fees: Â£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.

Description

Ground Floor Commercial Premises with 3/4 Bedroom Flat

Commercial premises currently trading as a fish and chip shop with 5 star food hygiene rating. Business is open 5 nights a week (closed for lunch) and has a turnover of approximately Â£52,000 per annum. There is massive scope to increase turnover through extending the opening hours and offering delivery amongst other things. There is a lease premium to purchase the equipment and goodwill of business.

The commercial premises comprises of; front counter, kitchen, store room, W/C and a back yard,

The flat briefly comprises of; entrance hallway, kitchen diner. To the first floor is the living room, double bedroom, family bathroom and a store room/single bedroom. To the second floor are two further double bedrooms.

Further Details

- Furnishing: Unfurnished
- No. of Floors: 3
- Rateable Value: £7,100 (relief may apply to rates payable, please check directly with the local authority)
- Local Authority: Liverpool City Council
- Security: Burglar Alarm, CCTV
- Parking: On Street
- Heating/Energy: Gas Central Heating, Double Glazing
- Bills Included: None
- Use Class(es): A5 - Hot Food Take Away

Letting Information

- Date Available From: Now

The residential premises is currently only partially double glazed but the owners are in the process of installing double glazing throughout. The owners are happy for the residential premises to be sub-let.

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

Additional Images



Store Room



Kitchen



Kitchen



Living Room



Bedroom



Bedroom



Bedroom



Bathroom



Front Elevation

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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.