

FOR SALE

162 AIGBURTH ROAD LIVERPOOL, L17 7BR



SITUATION & DESCRIPTION

The property is located on the westerly side of Aigburth Road (A561) a busy arterial route leading from the City Centre (approximately 3 miles) to the south of Liverpool suburbs, Speke, John Lennon Airport and the regional motorway network (M57/M62).

Aigburth Road is a well established suburban shopping area serving the surrounding popular residential areas and the significant traffic carried on the A561.

ACCOMMODATION

The premises comprise a centre terrace property arranged at basement, ground and two upper floors providing retail sales at ground floor to the rear ancillary and upper floors to be used as offices and or storage. It may be possible to reinstate the upper floors for residential use subject to the usual consent. The building is of traditional brick construction under a multi pitched tiled covered roof the property has been extended into the rear yard at single storey only providing additional staff and toilet accommodation under a tiled single pitched roof.

FLOOR AREAS

Basement	47.5 sq m	(513 sq ft)
Ground floor sales	47.8 sq m	(515 sq ft)
Rear ancillary	28.3 sq m	(305 sq ft)
1st Floor	57.15 sq m	(615 sq ft)
2nd Floor	58.7 sq m	(631 sq ft)

TENURE

It is understood that the premises are held freehold and without restriction. Vacant possession will be granted upon completion of the sale contract.

SALE PRICE

£130,000 (One Hundred & Thirty Thousand Pounds)

RATING ASSESSMENT

From information extracted from the Valuation Office Website I suggest the Rateable Value with effect from the 1st April 2010 is £7,800. Interested parties should make their own enquiries with the Valuation Office.

EPC

EPC Certificate reference number:

Energy Performance Asset Rating:

LEGAL COSTS

Each party to be responsible for their own legal and surveyor's fees incurred in the transaction and any Stamp Duty thereon.

VIEWING & FURTHER INFORMATION

For viewing and further information please contact John Barker or Matt Kerrigan, Hitchcock Wright & Partners. Ref: JCB/MRK.

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