

# TO LET

## GROUND FLOOR UNIT

672 AIGBURTH ROAD  
AIGBURTH, LIVERPOOL, L19 0NZ



### LOCATION

The property is situated on the Westerly side of Aigburth Road in a highly prominent location, close to the junction of Fletcher Drive. The building is located approximately 1 mile to the north of The Mersey Retail Park which is home to B&Q, Marks & Spencer, Next and other major retailers.

### DESCRIPTION

The former bank premises comprise of a ground floor office/retail unit with basement storage. Internally the property benefits from UPVC double glazing, central heating and suspended ceilings in the main sales area. There are staff kitchen and W/C facilities at the rear.

### FLOOR AREAS

Sales/Main Office	65.56 sq m	(705 sq ft)
Office	4.74 sq m	(51 sq ft)
Meeting Room	10.72 sq m	(115 sq ft)
Safe	10.61 sq m	(114 sq ft)
Staff Room	12.26 sq m	(132 sq ft)

### LEASE

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed.

### RENT

£9,500 per annum

### BUSINESS RATES

Interested parties are advised to make their own enquiries with the Business Rates Section of the Local Authority.

### EPC

EPC Certificate reference number: 9554-3042-0000-0100-0191

Energy Performance Asset Rating: F- 145

### LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of documentation and any stamp duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### VIEWING & FURTHER INFORMATION

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

Tel. No. (0151) 227 3400

Fax. No. (0151) 227 3010

E-mail: [mattkerrigan@hwandp.co.uk](mailto:mattkerrigan@hwandp.co.uk)

[johnbarker@hwandp.co.uk](mailto:johnbarker@hwandp.co.uk)

Subject to Contract

Details Updated OCTOBER 2011

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