



276 Aigburth Rd,, Liverpool, L17 9PJ

£14,000 Per Annum

****Offers in excess of £14,000 per annum****

**** COMMERCIAL SHOP & PREMISES TO LET****

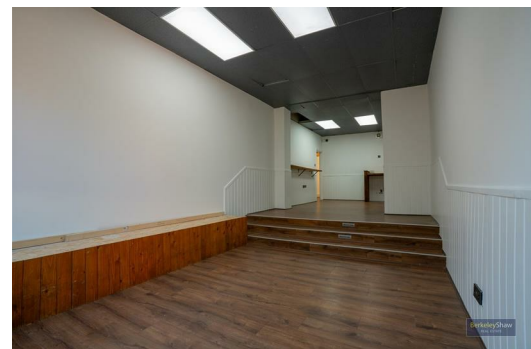
Berkeley Shaw Real Estate is delighted to offer TO LET this attractive commercial premises, ideally situated on the ever-popular Aigburth Road. Located in a well-established area close to Sefton Park and Aigburth Vale, this property benefits from high visibility on one of South Liverpool's busiest and prominent routes.

Suitable for a variety of uses such as a Bar and Bistro or Retail outlet, the property is well presented, offers excellent flexibility and is available immediately.

The premises comprise of a good sized sales area, inner hall, storage, store room, WC and kitchen/food preparation area at the rear.

Overall floor space is approximately 55.5sqm (597sqft), measured to gross internal area (GIA).

The premises are available to let on a new full repairing and insuring commercial lease, for a term of years to be agreed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 597 sq.ft. (55.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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