



94 Liverpool Road South, Liverpool, L31 7AG

£11,000 Per Annum

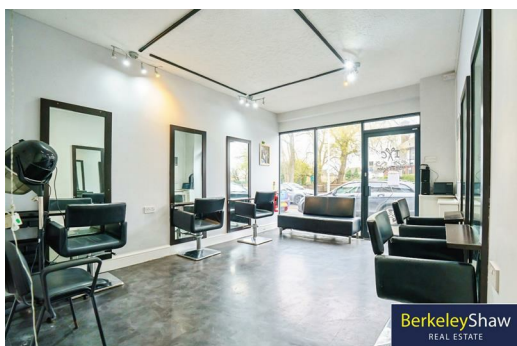
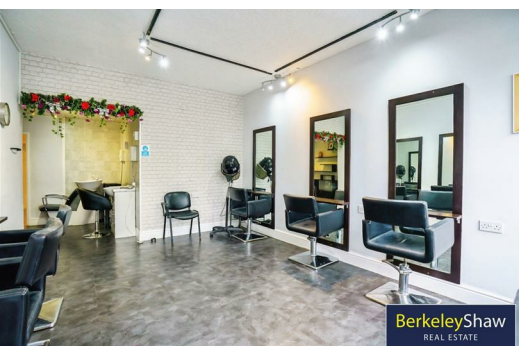
****Available Immediately** TO LET** Situated along the vibrant Liverpool Road South, lies a fantastic commercial property awaiting its next venture. The ground-floor premises boasts a generous 83 sqm (gross internal area) of space, offering many possibilities.

Formerly a hairdresser and barbers salon. The prime location of this property ensures a steady flow of foot traffic, making it ideal for a variety of uses. Whether you envision a trendy cafe or a bustling office space, the potential is here.

Imagine the opportunities to showcase your next business venture in this bustling area. Don't miss out on the chance to make your mark in Maghull with this versatile commercial space on Liverpool Road South.

Business rates:- From an enquiry of the Valuation Office website we understand that the current Business Rates Assessment for the property is as follows: Description: Hairdressers and Premises... Current Rateable Value £10,000 effective date 1 April 2023. There are a number of concessionary schemes for business ratepayers for qualifying small businesses on properties with a rateable value below £15,000. Contact Sefton Council for further details 0151 922 4040.

Lease Terms:- An initial 5 year full repairing and insuring commercial lease, with a Rent Review in year 3. 1st quarter's rent in advance plus a refundable deposit to be taken. References and guarantor required. N.B. Any



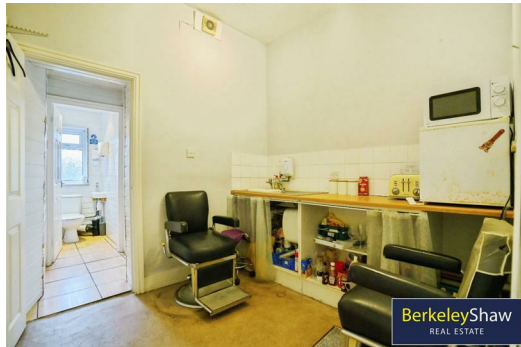
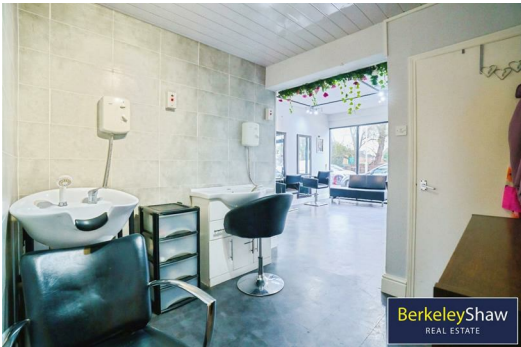
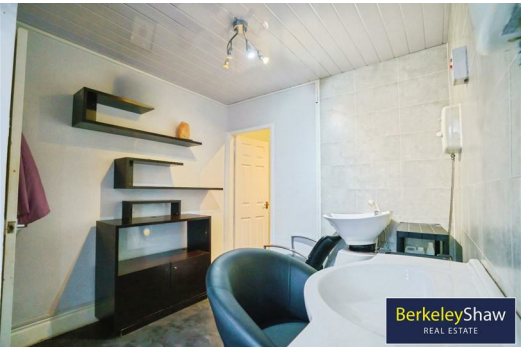
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		

GROUND FLOOR
897 sq.ft. (83.3 sq.m.) approx.



TOTAL FLOOR AREA : 897 sq.ft. (83.3 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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