



J&D ESTATE AGENTS
SALES | LETTINGS | MANAGEMENT



181 Rice Lane, Liverpool, Merseyside L9 1AF

£450 Per month

Nestled on the bustling Rice Lane in Liverpool, this commercial property presents an excellent opportunity for those looking to establish a new business. The layout features a welcoming front room, ideal for customer interaction or display purposes, and a versatile middle room that can be adapted to suit various business needs.

The property also includes a convenient WC, ensuring that both staff and customers have access to essential facilities. Its prime location means you will be in close proximity to a range of amenities, enhancing the appeal for potential clients and customers alike.

With its strategic positioning and functional spaces, this property is well-suited for entrepreneurs eager to make their mark in a vibrant community. Whether you envision a retail shop, office space, or a service-oriented business, this property offers the perfect canvas to bring your vision to life. Don't miss the chance to secure a foothold in this thriving area of Liverpool.

Front Room

19'8" x 15'0" (6.00 x 4.59)

middle room

14'2" x 10'11" (4.34 x 3.34)

kitchen

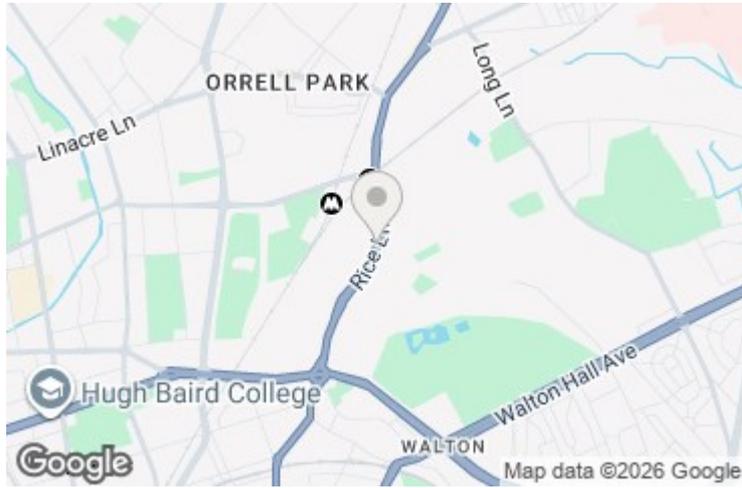
12'2" x 6'9" (3.73 x 2.08)

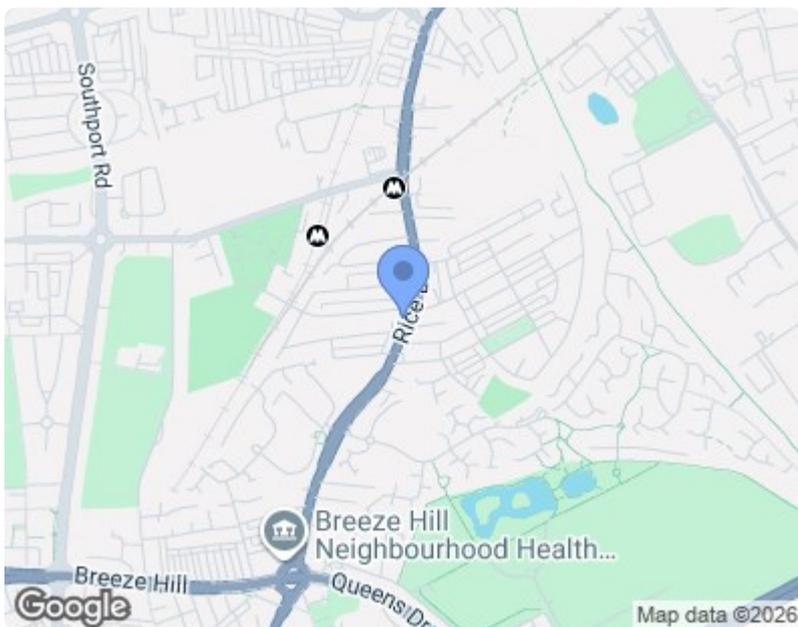
anti space

4'9" x 3'5" (1.45 x 1.06)

w.c.

4'2" x 2'11" (1.28 x 0.9)





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	