

LOT
21

176 Aigburth Road, Liverpool L17 9PE
VACANT COMMERCIAL

Guide Price **£125,000 +**



The property consists of an end terraced two storey mixed use building comprising of a ground floor retail shop with rear storage / kitchen accommodation together with residential accommodation to the first floor, which can be accessed via an internal staircase. The ground floor shop has been occupied for approximately 35 years as a newsagents and will include all the fixtures and fittings and benefits from carpeted floors, electric strip lighting, single glazed timber frame frontage and external manual roller shutters. The two bedroom residential accommodation to the upper floors is current vacant and in need of decoration and benefits from double glazing.

Situated

The premises are prominently situated fronting Aigburth Road (A561), approximately 3 miles south of Liverpool city centre. Aigburth Road itself is a main arterial route linking Liverpool city centre to the suburbs of South Liverpool. Nearby occupiers consist of local, regional and national retailers including Tesco Metro, Home Bargains, HSBC Bank and Cool Trader to name but a few.

Ground Floor

Retail Sales Area: 34.2 sq.m (368 sq.ft) Storage / Rear Sales: 19.1 sq.m (205 sq.ft) Total Ground Floor Area: 53.3 sq.m (573 sq.ft)

First Floor

2 Bedrooms, Living room, Bathroom/W.C.

Outside

Yard to the rear.



Not to scale. For identification purposes only