



**DAVID CURRIE & Co.**  
Real Estate and Asset Consultants

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## **TO LET**

**278 Aigburth Road  
Liverpool  
L17 9PJ**



- **Ground Floor Commercial Unit**
  - **Popular Location**
- **Additional entrance to Store Room on Ancaster Road**

**0151 556 1500**  
**[www.davidcurrie.co.uk](http://www.davidcurrie.co.uk)**

## Location

The commercial unit is located on the corner of Ancaster Road and Aigburth Road (A561) which is a main arterial road into the city centre and an established local shopping area. The unit which is located in south Liverpool is approximately 3 miles from Liverpool City Centre.

## Description

The unit comprises of a retail area, an office, large store room with kitchen (which can be accessed from Ancaster Road) and men and women W/C's. Measurements are as follows:

	Area Sq M	Area Sq Ft
Retail Area 1	35.20	378.89
Office	18.72	201.50
Store Room & Kitchen	14.70	158.23
Men & Women's WC	7.20	77.50
	<b>Sq M</b>	<b>Sq Ft</b>
<b>Total</b>	<b>75.82</b>	<b>816.13</b>

The unit also benefits from metal shutters over the windows and entrance for added security and also has a roller shutter entrance into the store room which is located on Ancaster Road. The roller shutter is approximately 3.2 m (h) x 1.5m (w).

## Rent

£12,000 per annum.

## Business Rates

Details can be found on the following link:

<https://www.tax.service.gov.uk/business-rates-find/summary/17051123000?uarn=18987134>

## Energy Performance Certificate

An EPC has been commissioned and will be made available shortly.

Further details are available from

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