

0 Bed Shop In Eaton Road , West Derby, Liverpool, L12 2AJ

£1,600 Monthly





SHORT DESCRIPTION

Property Ref: 15026 Shop Unit to Let, with good-sized window frontage. Previously used as a florist shop and would be suitable for various uses. Shop floor, office room, workshop rooms and ample storage SALES AREA; 435 Sq Ft REAR HALL; OFFICE; 172 Sq Ft WORKSHOP / WORK ROOM; 257 Sq Ft WORKSHOP 2; 250 Sq Ft LEAN-TO STORE; 170 Sq Ft TOILET & SINK TOTAL GROUND FLOOR AREA; 1,285 Sq Ft VIDEO TOUR AVAILABLE ON REQUEST AVAILABLE IMMEDIATELY - MUST SEE OPPORTUNITY LOCATION: The shop unit is located at the junction of Eaton Road and Honeys Green Lane within West Derby. And opposite Alder Hey Hospital and a number of local occupiers including Cohens Chemist, Orchid Garden Chinese, Dilan Turkish Steak House, Amani Barbers, etc... Mains, Gas, Electricity & Water VIEWINGS BY APPOINTMENT Property Type: Shop Full Renting price: £1600.00 Pricing Options: Guide Price Tenure: 36 months EPC rating: D Measurement: 2027 sq.ft. Outside Space: Patio Parking: On street Heating Type: Electric Heating -----



Bed Room(s)



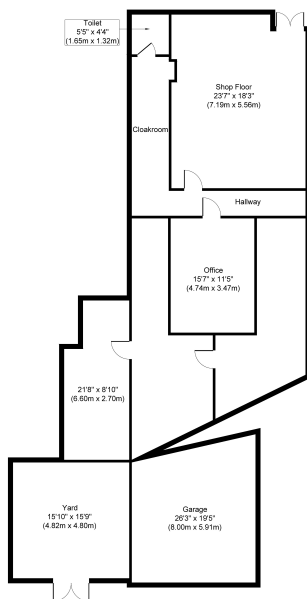
Bath Room(s)



Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



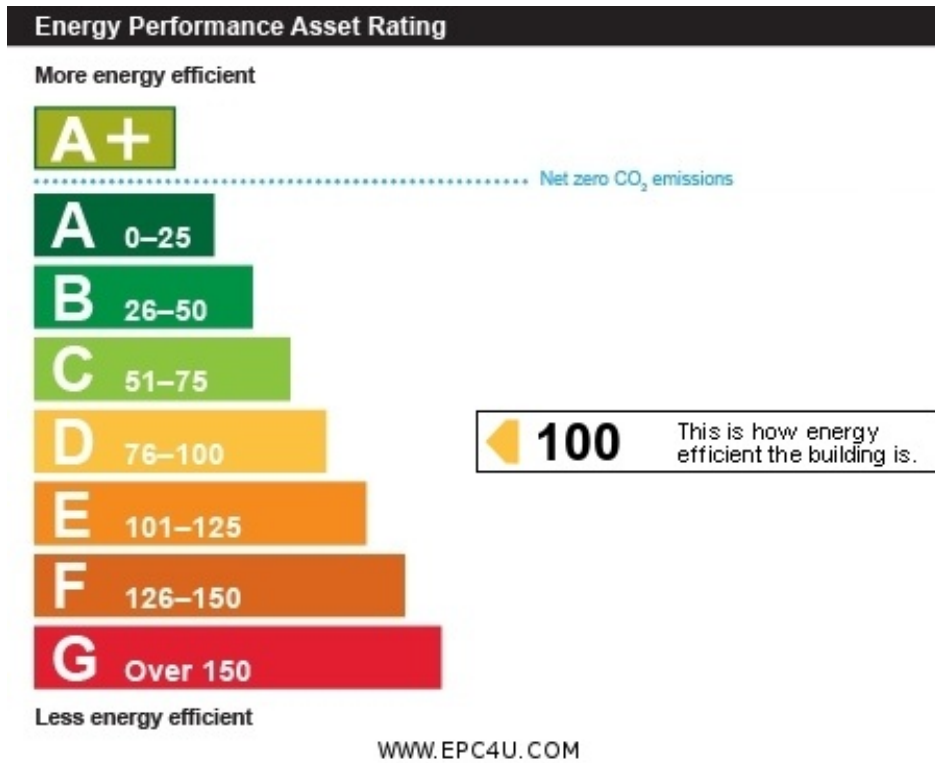
Approximate Floor Area
2027 sq. ft
(188.37 sq. m)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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EPC GRAPH

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