



## 47 Liverpool Road South, Maghull, Merseyside L31 7BN

### £9,600 Per Annum

**\*\*Available Immediately\*\* TO LET** Situated along the vibrant Liverpool Road South, lies a fantastic commercial property awaiting its next venture. This first-floor premises boasts a generous recently refurbished 74.5 sqm of space, offering many possibilities.

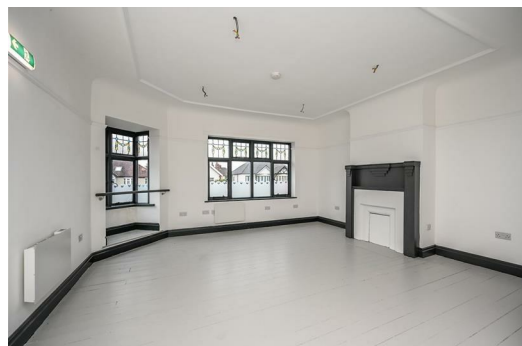
The prime location of this property ensures a steady flow of foot traffic, making it ideal for a variety of uses. Whether you envision a trendy cafe or a bustling office space, the potential is here.

Imagine the opportunities to showcase your creativity and business acumen 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: Cafe and Premises... Current Rateable Value £4,850 effective date 9 April 2023. There are a number of concessionary schemes for business ratepayers for qualifying small businesses on properties with a rateable value below £13,500. Contact Sefton Council for further details 0151 922 4040.

**Lease Terms:-** An initial 5 year full repairing and insuring lease, with a Rent Review in year 3. 1st month's rent in advance plus £3000 refundable deposit to be taken. References and guarantor required. N.B. Any alterations and trades people used are subject to approval by Landlord.

EPC energy rating: D 80

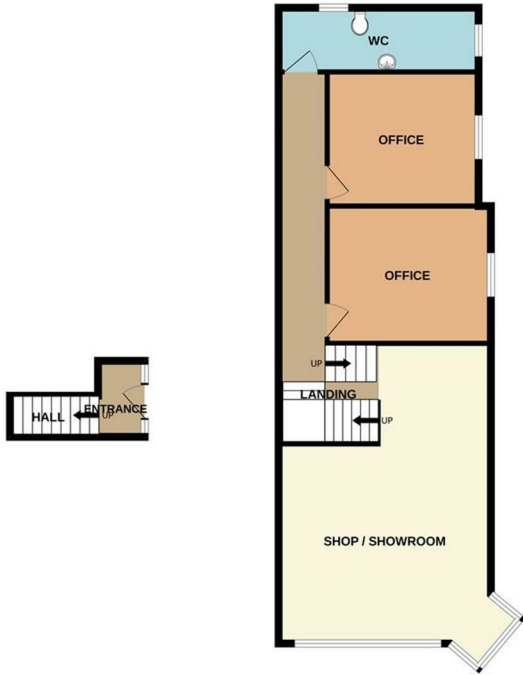


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive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

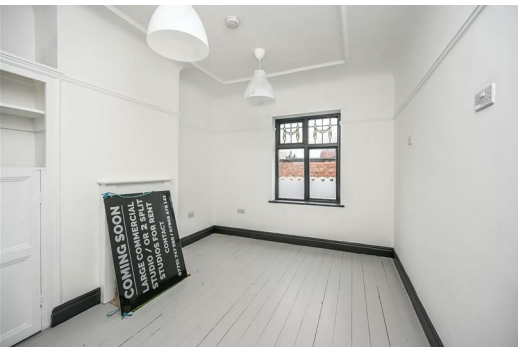
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
41 sq ft. (3.8 sq.m.) approx.

1ST FLOOR  
761 sq ft. (70.7 sq.m.) approx.



TOTAL FLOOR AREA - 801 sq ft. (74.5 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 fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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