



Not to scale. For identification purposes only

- **Vacant retail unit, electric steel roller shutters. Potential rent £8,000 per annum.**

Description A ground floor retail unit which has until recently been used as a Hairdressers and is now vacant and suitable for a number of uses, subject to any consents. The potential rental income is approximately £8,000 per annum. The property benefits from electric steel roller shutters.

Situated Fronting Aigburth Road on a busy main road position close to its junction with Fulwood Road and Sefton Park in a popular and well established location and approximately 3 miles from Liverpool city centre.

Ground Floor Front Sales Area, Rear Room, Kitchen, WC

Outside Yard to the rear.