

PARKER JAMES

ESTATES

Established since 1995



## Cherry Lane Liverpool L4 8TT

- Price on application
- Ground and lower ground floor
- Attractive incentives available
- 415 sqm
- Bus route
- Available immediately
- Prominent corner position
- Class E use
- Main road junction
- Predominantly residential area

£6,875 P.A

# Cherry Lane

Liverpool L4 8TT



Available immediately to rent is with Class E use is this double-fronted ground and lower ground floor floor commercial unit on Cherry Lane in Liverpool.

The 415 sqm property occupies a prominent corner position on a mixed use stretch of the road where Cherry Lane meets in this mainly residential area of Clubmoor.

Formerly a Funeral Directors the premises is currently arranged as ten separate rooms, a kitchen and a two WC's to the ground floor with 4 separate rooms and a WC to the lower ground floor, please see the accompanying floor plan for the layout and exact dimensions.

Kirkdale and Sandhills (Merseyrail Northern line) stations are approximately 1.5 miles away or for mainline services Liverpool Lime Street (Avanti West Coast, TransPennine Express, East Midlands Railway and Northern Trains) station is approximately 2 miles distance from Cherry Lane.

The A1 business use class was replaced by Class E in 2020 which was part of a wider update to the Business Use Classes Order in England and now incorporates a range of former use classes including A1 (shops) A2 (financial and profession)



[Directions](#)





# Floor Plan

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