



- **Commercial investment producing £21,300.00 per annum plus £900.00 ground rents per annum.**

**Description** Commercial Investment, currently producing £21,300.00 per annum plus £900.00 ground rent per annum. A freehold four storey parade comprising four ground floor retail units which are all currently let producing £21,300.00 per annum. The property benefits from double glazing and roller shutters. The nine apartments above have been sold off separately by way of long leasehold, however the buyer will obtain the right to collect ground rent in respect of these apartments at an amount of £100 per annum per apartment (£900 per annum in total).

**Situated** Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

**Ground Floor** Unit 2D & E (Triptrans Ltd)  
Main trading room, three rear rooms, two WCs

#### No 218 (Blissful Babies)

Main sales area, WC

#### 216 (Orchid Spa & Massage)

Main sales area, Kitchen, WC, two massage rooms.

#### 214A (Bronze Tanning and Beauty)

Main sales area, four Beauty/Tanning Rooms, WC



Not to scale. For identification purposes only

UNIT	TENANT	RENT PA
2d & 2e Parkinson Street	Triptrans Ltd	£6,300.00
218a Rice Lane	Blissful Babies	£4,200.00
216a Rice Lane	Orchid Spa and Massage	£5,400.00
214a Rice Lane	Bronze Tanning and Beauty	£5,400.00
<b>TOTAL</b>		<b>£21,300 PA</b>