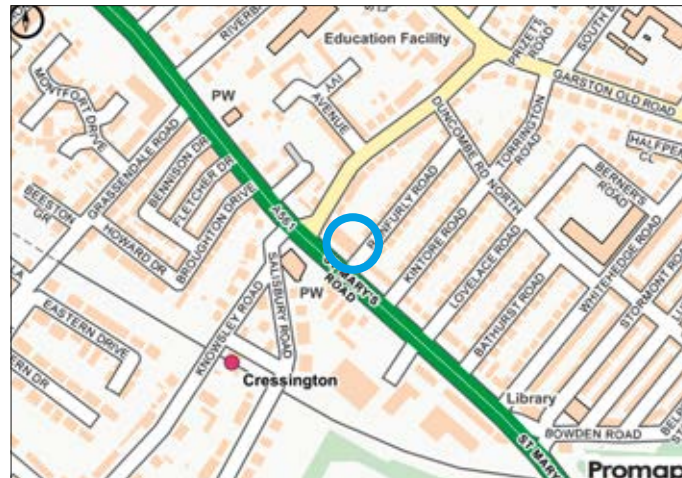


Swanky Malones, 340 St. Marys Road, Garston, Liverpool L19 0NQ

*** GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- **Ground floor retail investment producing £6,000 per annum. Air conditioning, electric shutters and central heating.**

Description A ground floor retail unit within a two storey middle terraced property benefiting from air conditioning, electric shutters and central heating. The retail unit has been let on a 5 year lease expiring 28th February 2019 as a Hairdressing salon 'Swanky Malone' at a rental of £6,000 per annum. The property is in good order throughout and would be suitable for immediate occupation as a hairdressing salon. The upper floor has been sold off separately and is not included in the sale.

Situated Fronting St Marys Road in a popular and well established location within a busy shopping parade approximately 7 miles from Liverpool city centre.

Ground Floor Main sales area, Rear room, Kitchen, Rear office, Store room, WC

Outside Rear Yard.

Joint Agent
Entwistle Green

