

LOT  
**83**

## Commercial Unit, Wellington Buildings, 7 The Strand, Liverpool L2 0PP

GUIDE PRICE **£225,000+**\*

COMMERCIAL INVESTMENT

- Commercial investment producing £30,000 per annum

The premises occupies part of the ground floor of the Wellington building on the Strand which is a mixed residential and commercial building. A self-contained ground floor commercial unit currently let to Rise Cycle studio limited by way of a 10 year lease until 2029 producing £30,000 per annum with the option to break on the 5th year. Approximately 3,400 sq.ft

Situated Fronting The Strand (A5036) on a busy main carriageway carrying a high volume of city centre traffic. The property is within easy walking distance of the central business district and is also close to the Liverpool ONE shopping district. City centre and kerb side pay and display car parking are available nearby.

### Ground Floor Unit

**Note** Change of use for leisure purposes has been granted under ref number 18F/3016 with Liverpool City Council.

