

LOT
55

116 Penny Lane, Allerton, Liverpool. L18 1DQ

GUIDE PRICE **£230,000+***

VACANT COMMERCIAL

- A part let mixed use investment opportunity currently producing £14,184 per annum

The property comprises a substantial three storey mid terrace arranged as a popular ground floor wine bar and restaurant (t/a The Penny Lane) with two self-contained flats situated over the first and second floors. The wine bar has been recently refurbished by the tenants. The ground floor is currently let by way of a 25 year FRI lease commencing 1st August 2017 at a rental of £1,000pcm with 5 yearly rent reviews. (next review 1st August 2022) The second floor flat is currently let to a longstanding sitting tenant producing £2,184 per annum. When fully let the potential rental income would be in excess of £20,684 per annum.

Situated Fronting the famous Penny Lane at its junction with Elm Hall Drive in a very popular and sought after residential location within walking distance to local amenities to include Allerton Road Shopping, within close proximity to Sefton Park and local transport links. Liverpool City Centre is approximately 5 miles south.

Ground Floor 116 - Restaurant

Area, Bar Area, Kitchen, Separate WC'S, Store (70.68 sq m)

First Floor 116A - Reception room, Bedroom, Kitchen, Bathroom/WC (46.46 sq m)

Second Floor 116B - Reception room, 2 Bedrooms, Kitchen, Bathroom/WC (55.76 sq m)

Note VAT is not applicable.

Note The property will be offered



at AHL auction on 25th March 2020 Please contact them direct should you have any enquiries. Tel- 020 7625 9007

Joint Agent

