

LOT  
**60**

40 Fernhill Road, Bootle, Merseyside L20 9HH

GUIDE PRICE **£35,000–£45,000\***

VACANT COMMERCIAL

- **Ground floor commercial unit**

The property comprises a single storey ground floor retail unit which has previously been used as a charity shop. The unit benefits from a single glazed timber framed window display frontage, Steel roller shutters, CCTV system and rear yard area with gated service alleyway access. The potential rental income being in excess of £7,000 per annum.

**Situated** Fronting Fernhill Road close to the junction of Aintree Road in a popular location approximately 3.5 miles from Liverpool city centre.

on an inspection asbestos was found in an old hanging ceiling above the current one. Minor work for precaution has been carried out.

**Ground Floor** Retail Sales Area 65.30m<sup>2</sup> (703 sq.ft) Sales Area ITZA 51.37m<sup>2</sup> (553 sq.ft) Store Room 3.96m<sup>2</sup> (43 sq.ft) Rear Storage Area 10.90m<sup>2</sup> (117 sq.ft) Kitchen 5.85m<sup>2</sup> (53 sq.ft) W.C (not measured)

Please note Sutton Kersh have not internally inspected the property.

**Total area** approx 86.01m<sup>2</sup> (916 sq.ft)

**Outside** Rear yard area with gated service alleyway access

**Note** We have been advised that

