

LOT  
**120**

## 13 Kingsway Parade, Liverpool L36 2QA

GUIDE PRICE **£60,000+\***

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit within a three storey mid terraced building. The property is currently trading as 'Kelly's Wines' and let by way of a 25 year lease commencing in 2021 producing a rental income of £7,000.00 per annum. The upper floors have been sold off separately and are not included within the sale.

### Situated

Fronting Liverpool Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Kitchenette, WC

