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ON BEHALF OF LPA RECEIVERS

11, 13, 15 & 17 Dacre Street, Birkenhead, Merseyside CH41 6LZ

GUIDE PRICE **£118,000+**\*

COMMERCIAL INVESTMENT

### Description

A commercial investment comprising a three storey warehouse building currently let as a gym producing £6,000 per annum.

### Situated

Fronting Dacre Street within Birkenhead town centre, close to shopping amenities and transport links.

### Ground Floor

Warehouse – 194 sqm

### First Floor

Warehouse – 201 sqm

### Second Floor

Warehouse – 201 sqm

(All measurements taken from VOA, we have not measured the property internally)

### Tenancy

The property is let for a term on 6 years and 9 months from 5th June 2021 and is subject to a rent review in June 2025 and 3 yearly thereafter, on the anniversary of the term. The current rent is £6,000 per annum however the tenant has a rent free period of 24 months from the beginning of the lease.

