

LOT
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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

24 months from the beginning of the lease.

First Floor

Warehouse 201 sqm

Note

Sutton Kersh have not inspected the property internally and purchasers should rely on their own enquiries.

Second Floor

Warehouse 201 sqm (All measurements taken from VOA, we have not measured the property internally)

EPC Rating

11-15 Dacre Street E
17 Dacre Street TBC

Tenancy

The property is let for a term of 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 £6000 per annum however the tenant has a rent free period of

