

LOT
77

336–338 Smithdown Road, Liverpool L15 5AN

GUIDE PRICE **£375,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment opportunity producing a rental income of £35,000 per annum. The property comprises two ground floor retail units currently trading as a successful bar and Restaurant known as “The Crafty Swine” and “Neon Jamon”. The total area is approximately 7,000sq ft. Both properties are superbly presented with an excellent reputation. The property is currently let with tenants in situ by way of 1 lease for a term of 25 years from 2012 with 5 yearly rent reviews. The property benefits from double glazing, electric roller shutters and central heating.

Situated

On a prominent main road trading position fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

336 (The Crafty Swine)

Bar Area, Kitchen, Ladies and Gents WCs.

338 (Neon Jamon)

Restaurant, Kitchen area, prep room, Bar, Ladies and Gents WCs

EPC Rating

TBC

