

LOT
44

34 Crosby Road North, Liverpool L22 4QG

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

Description

A substantial double fronted end of terraced property comprising ground floor offices which are currently let to Breens Solicitors on a three year lease from 2023 producing a rental income of £7,800.00 per annum. The upper floor comprises office rooms which have recently been refurbished and are currently vacant. The property benefits from parking, partial double glazing, central heating, fire alarm and some period features. When fully let the total rental income would be approximately £16,500 per annum.

Situated

Fronting Crosby Road North in a popular and sought after location close to local amenities, shops and transport links. Liverpool city centre is approximately 6 miles away.

Ground Floor

Porch, Entrance Hall, Reception Office, Two Offices, Boardroom, Store Room.

EPC Rating

D

Council Tax Band

D

First Floor

Three Office Rooms, Kitchen, Ladies and Gents WCs, access to rear yard via fire escape.

Outside

Parking to the front and Yard to the rear.

