

LOT
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268 Stanley Road, Bootle, Merseyside L20 3ER

GUIDE PRICE **£95,000+***

COMMERCIAL INVESTMENT

Description

A commercial investment currently let to 'Electro Vapors' by way of a 3 year lease commencing June 2022 producing £12,600 per annum . The property comprises a ground floor retail unit plus basement together with rear and first floor offices. The property benefits from partial double glazing, alarm system and electric roller shutters.

Situated

Fronting Stanley Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. The property is approximately 3 miles from Liverpool city centre.

Basement

Store room and WCs 20.2sq m
(217sq ft)

EPC Rating

D

Ground Floor

Main sales area, Two offices,
Staff room, Kitchen 91.2sq m
(982sq ft)

First Floor

Three Offices 33.7sq m
(363sq ft)

Outside

Rear yard.

