

LOT
12

99/99a Marsh Lane, Bootle, Merseyside L20 4JB

COMMERCIAL INVESTMENT

Guide price **£35–40,000**



Not to scale. For identification purposes only

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A three storey mixed use middle terrace property consisting of a ground floor shop unit together with an ancillary office and storage accommodation to the upper floors. The property benefits from electric steel roller shutters. We are advised the property is currently let on a 1 year lease producing an annual rental income of £6600 per annum.

Situated

Fronting Marsh Lane in the Bootle district approximately 3 miles from Liverpool city centre.

Ground Floor

Shop, Main sales area, rear room, kitchen/WC

First Floor

Storage/Ancillary Accommodation

Outside

Yard to the rear