

LOT
14

1 Shop Road, Knowsley Village, Liverpool L34 0HD

COMMERCIAL INVESTMENT

Guide price **£190,000+**



The premises comprises a large two storey semi-detached building of traditional brick construction under slate pitch roof. The premises have been converted in the past to provide two ground floor retail shop units fronting Knowsley Lane, together with a three bed roomed double staircased house to the rear with access fronting Shop Road. The premises also benefits from a large forecourt area with ample parking provisions for 8 cars plus. The Barber Shop is currently let at a rent of £5,160 per annum with approximately two years unexpired lease term remaining. The Newsagents is currently let at a rental of £5,160 per annum on a 6 month Assured Shorthold Tenancy.

Situated

Fronting Knowsley Lane at its junction with Shop Road in the popular and well established centre of Knowsley Village.

Ground Floor Retail Units

Retail Shop Unit No.1 "The Village Shop".

Gross Internal Area: 29.3m² (315sq ft)

Retail Shop Unit No.2 "Barbers".

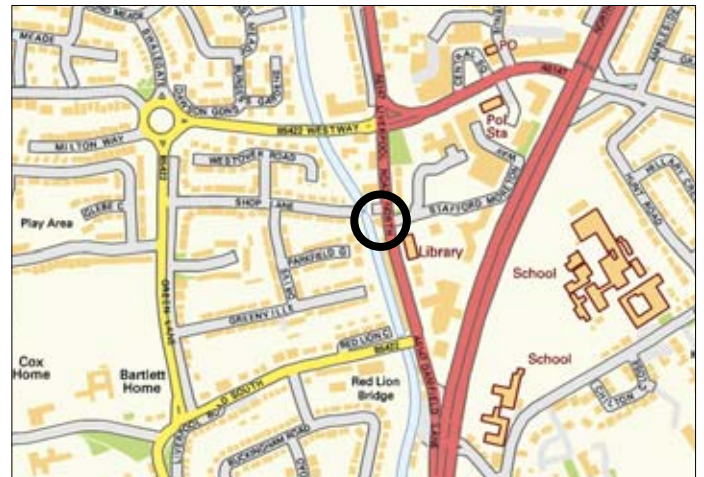
Gross Internal Area: 16.7m² (179sq ft)

House – 1 Shop Road

Living Room, Kitchen, Study, Bathroom/WC, downstairs toilet and three Bedrooms.

Outside

Ample parking, front and side garden. Sun Room overlooking Court Yard.



Not to scale. For identification purposes only

