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559/559a Prescot Road, Old Swan, Liverpool L13 5UX

RETAIL INVESTMENT

Guide Price **£215,000+**



A freehold retail premises currently let producing £26,000 per annum. The premises are occupied as a ground floor shop with first and second floor living accommodation.

Situated

The premises are situated within a busy shopping area fronting Prescot Road. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

Joint Auctioneers

Andrew Scott



Not to scale. For identification purposes only

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
559	Greenhalgh's Craft Bakery Ltd	Ground Floor 61.5m ² (662sq ft)	15 years from 8th August 2008. 5 yearly rent reviews Effective FR&I	£26,000pa	8th August 2013	Tenants break option if Mersey rail train line interrupts or disrupts trade at the premises
559a	Vacant	First Floor – Lounge, Dining room, Kitchen, Bathroom Second Floor – 2 Bedrooms				

Current Rent Reserved

£26,000pa

*Measurements taken from VOA prospective purchasers are advised to make their own enquiries.