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**28-34 Woolton Street, Woolton, Liverpool L25 5JD**  
RETAIL INVESTMENT

Guide Price **£190,000+**



**A freehold retail investment currently producing £24,300 per annum. The property comprises four retail units arranged over ground and first floors.**

**Situated**

The property is situated within Woolton Village a busy residential suburb to the south of Liverpool city centre. Nearby occupiers include HSBC, Tesco, Sainbury's and William Hill together with a host of local retailers, restaurants, pubs and wine bars.

**Note**

The property is registered for VAT

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION
24/26	Yorkshire Building Society	Ground Floor Shop First Floor Storage (not inspected)	150 years from 29th Septemebr 2011 effective FR & I	A peppercorn	28th September 2161
28	Craygrange Limited	Ground Floor – 45m <sup>2</sup> (484sq ft) First Floor office- 33.8m <sup>2</sup> (364sq ft)	15 years from 29th September 1999. 5 yearly rent reviews effective FR & I	£8,300pa	28th September 2014
30/32	Ms M. Davies	Ground Floor – 36m <sup>2</sup> (387sq ft) First Floor- 28.24m <sup>2</sup> (304sq ft)	10 years from 25th March 2003 5 yearly rent reviews effective FR & I	£10,000pa	24th March 2013
34	Julie Hatchell Opticians Ltd & Guaranteed by Julie Hatchell	Ground Floor sales 27.8m <sup>2</sup> (299sq ft) First Floor Storage 26.20m <sup>2</sup> (282sq ft)	10 years from 25th December 2003 5 yearly rent reviews effective FR & I	£6,000pa	24th December 2013
<b>Current Rent Reserved</b>				<b>£24,300pa</b>	