

LOT  
**44**

**221 Hoylake Road, Moreton, Wirral, Merseyside CH46 0SJ**

**RETAIL INVESTMENT**

Guide Price **£140,000+**



**A freehold high street retail investment currently let to Waterfields the Bakers producing £16,500 per annum. The premises comprise a ground floor shop with first and second floor residential accommodation.**

**Situated**

The property is situated in a prime position on Hoylake Road, within an established retail area. Nearby occupiers include Lloyds Pharmacy, Lloyds TSB and Santander.

**Joint Auctioneers**

Andrew Scott



Not to scale. For identification purposes only

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NO	PRESENT LEASE	ACCOMMODATION	LEASE TERM	CURRENT RENT	NEXT REVIEW/REVISION
221	Waterfields (Leigh) Limited	Sales area 55.6m <sup>2</sup> (598sq.ft) Kitchen 9.9m <sup>2</sup> (106sq.ft) Store 3.4m <sup>2</sup> (36sqft) First/Second Floor Living accommodation two bed flat WC	25 years from 29th September 1988. FR&I	£16,500pa	28th September 2013
<b>Current Rent Reserved</b>				<b>£16,500pa</b>	