

LOT
67

127 & 129 Sefton Street, Toxteth, Liverpool L8 5SN
COMMERCIAL INVESTMENT

Guide Price **£210,000+**



A freehold warehouse investment currently producing £27,308 per annum. The property comprises two individual units together with associated car parking.

Situated

The premises are situated fronting Sefton Street approximately 1 mile from Liverpool city centre, close to Brunswick Dock, within a mixed use area. Nearby occupiers include Subway, Fiat, Nissan, Jaguar, and Land Rover car showrooms together with Greens Gym and a host of office uses.

Note

The property is registered for VAT and VAT is applicable to the purchase price

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	NOTES
127	Mark Jones	97m ² (1,044sq ft)	10 years from 25th October 2006 Effective FR & I	£7,308pa	26th October 2016	
129	Robinson & Neal Ltd	Warehouse 331.8m ² (3,636sq ft) Office 10m ² (108sq ft) Kitchen 13.70m ² (147sq ft) WCs	10 years from 1st December 2006. Rent reviews every 2 years. Effective FR & I	£20,000pa		Tenants Break Clause 30th November 2013
Current Rent Reserved				£27,308pa		