

LOT
78

611 Prescot Road, Old Swan, Liverpool L13 5XA
RETAIL INVESTMENT

Guide Price **£155–165,000**



A freehold retail premises currently producing £30,000 per annum. The premises are arranged on ground and first floors to provide a ground floor shop with first floor ancillary accommodation.

Situated

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

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
611	R. Wall Esq	Ground Floor 63.92m ² (688sq ft) First Floor Storage	20 years from 31st August 1993	£30,000pa	30th August 2013.
*Measurements taken from VOA prospective purchasers are advised to make their own enquiries				Current Rent Reserved	£30,000pa