

LOT  
**42**

**26 Stanley Road, Bootle, Merseyside L20 2AA**  
COMMERCIAL INVESTMENT

Guide Price **£30,000–£35,000**



**A Retail Investment let to Sayers Confectioners Ltd producing £3,640pa. The property is arranged over ground and two upper floors to provide a ground floor shop and storage together with former residential accommodation on the upper floors.**

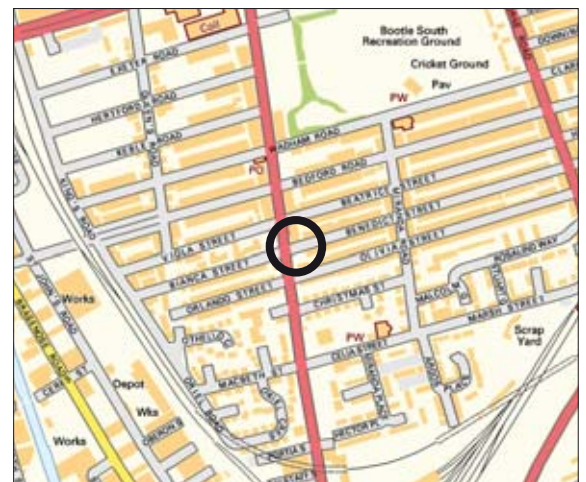
**Situated**

The property is situated on Stanley Road, a busy shopping street in the centre of Bootle.

**Tenure**

Long leasehold for a term of 999 years from 25th March 1964 at a ground rent of £4pa.

**Joint Agents**



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT RENT REVIEW
26	Sayers Confectioners Ltd	Ground Floor sales – Sales/ storage / ancillary 50.16 sq m (540 sq ft)	10 years from 23rd March 2007 FR&I 5 yearly reviews	£3,640pa	23rd March 2012