



Three Freehold, two storey retail units plus a plot of land to the rear of 184 Lodge Lane which is suitable for a variety of uses subject to the necessary planning consents. The shops comprise ground floor sales, rear kitchen/storage and first floor ancillary accommodation. 192 Lodge Lane is currently let producing £2,080 per annum.

Situated

The property is situated within a busy retail parade of shops on Lodge Lane, which runs between Smithdown Road and Croxteth Road approximately 1.5 miles from Liverpool City Centre.

184 Lodge Lane

Sales area – 32.43sq m (349 sq ft) Storage – 14.55m² (157 sq ft) Storage not inspected but considered to be similar to no 186

186 Lodge Lane

Sales area – 29.56m² (318 sq ft) Storage/ kitchen – 14.21m² (152 sq ft) Storage – 19.06m² (152 sq ft)

192 Lodge Lane

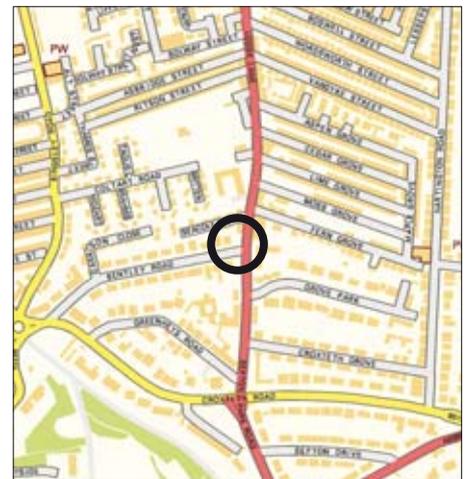
Ground floor sales area – 29.20m² (314 sq ft) Storage – 10m² (108 sq ft) First Floor Storage – Not measured Measurements taken from valuation office website.

Lease

192 Lodge Lane is currently let for a term of 1 year from 1998 (tenant holding over) at a rental of £2080 per annum.

Land to Rear

190m² approx (2045 sq ft approx)



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