

LOT
125

17 Upton Road, Moreton, Merseyside CH48 0PD
RETAIL INVESTMENT

Guide Price **£125,000+**



A freehold retail investment currently producing £25,000 per annum. The property comprises a ground floor shop with first floor ancillary accommodation.

Situated

The property is situated within an established retail parade amongst local and multiple traders.

Joint Auctioneers

**mason
owen...**
property consultants



Not to scale. For identification purposes only

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NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
17	Mrs A Evans	Ground floor sales area 111.85m ² (1204sq ft) Storage 44.3m ² (476sq ft) First Floor Storage 72.12m ² (776sq ft) Second Floor Storage 55.15m ² (559sq ft)	10 years from 28th May 2010. 5 yearly rent reviews FR & I	£25,000pa	28th May 2015	The tenant has an option to break on 28th May 2015. The lease has the benefit of a rental deposit. Prospective purchasers are referred to the rent deposit deed which is referred to in the special conditions.
Current Rent Reserved				£25,000pa		