

LOT
81

10-14 Jamaica Street, Liverpool L1 0AF
COMMERCIAL INVESTMENT

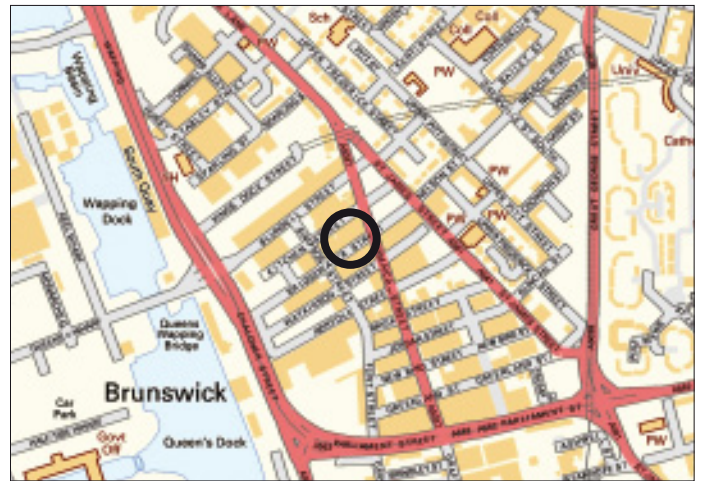
Guide price **£350,000 +**



A Freehold property comprising of a ground floor showroom with vehicle repair workshop to the rear and first floor offices and car parking. The showroom is constructed from brick beneath flat roof and glazed frontage and the workshop comprises of a steel beamed warehouse with brick and Steel clad roof. The offices are accessed via an entrance door from Jamaica Street via a lobby and stairs and comprises modular offices, storage, kitchen and WC's. The offices are heated via gas central heating. The ground floor showroom is currently let by way of a licence to occupy at a rental of £700.00 pcm, however vacant possession can be granted if necessary. The property is owner occupied and has been trading for 35 years. The property may be suitable for redevelopment subject to any necessary consents.

Situated

The property is situated along Jamaica Street close to the junction with Park Lane within the Baltic Triangle area of Liverpool city centre. The property is a short distance from Liverpool One retail area and is just off Wapping the main arterial road through the city centre.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Joint Auctioneers



SHOWROOM AREA	116M ²	1250 SQFT
Workshop area	414	4456 sqft
Office 1	9.8m ²	106 sqft
Office 2	14.84m ²	160 sqft
Office 3	10.45m ²	112 sqft
Office 4	19.42m ²	209 sqft
Office 5	17.6m ²	189 sqft
Kitchen	5.2m ²	56 sqft
Store	8.19m ²	88 sqft
Reception	12.95m ²	140 sqft
W.Cs	Not Measured	
Car Park	291m ²	3132 sqft
Site Footprint	950m ²	10225 sqft