

LOT  
**28**

## 27/27a Warbreck Moor, Liverpool L9 4RW

COMMERCIAL INVESTMENT

Guide price **£65,000–£75,000**



Not to scale. For identification purposes only

**A freehold lock up shop together with a self-contained flat to the first and second floors. The whole property has been let by way of an FRI lease since 2004. The same tenant has just been granted a new 7 year FRI lease for the whole property commencing May 2013 producing £7,500 per annum.**

### **Situated**

Fronting Warbreck Moor at its junction with Walton Vale on a busy main road position approximately 4 miles from Liverpool City Centre.

### **Ground Floor**

**Shop** – Main Sales Area, Rear Room, WC

### **First/Second Floor**

Flat – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

### **Outside**

Yard to the rear.