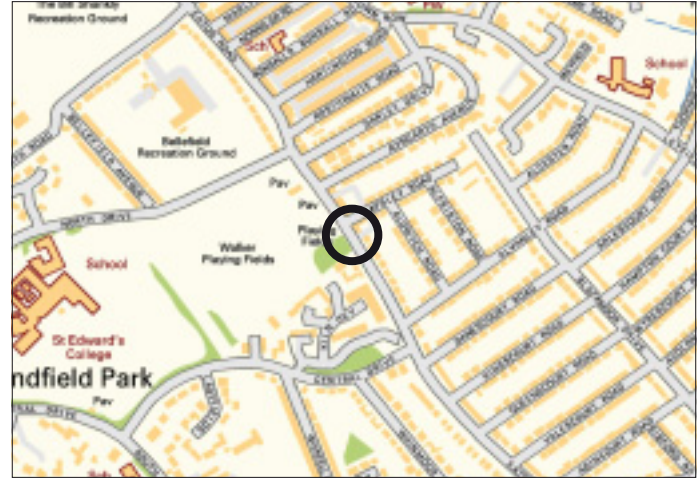


LOT  
**91**

## 235 Eaton Road, West Derby, Liverpool L12 2AG

COMMERCIAL INVESTMENT

Guide price **£20,000+**



Not to scale. For identification purposes only

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**A ground floor shop unit trading as Crescent Windows on an Assured Shorthold Tenancy holding over at a rental of £2808 per annum. The property benefits from steel roller shutters.**

### **Situated**

Fronting Eaton Road at the corner of Apsley Road on a busy main road position and a popular residential location.

### **Ground Floor**

Main sales area.