

LOT
101

293 Breck Road, Everton, Liverpool L5 6PU
COMMERCIAL INVESTMENT

Guide Price **£60-70,000**



Freehold high street office investment currently let producing £10,000 per annum to Healey Kenyon McAteer Solicitors. The premises comprise a three storey brick building providing pitched roof and enclosed rear yard. Internally the premises benefit from an intercom entry system with a ground floor reception, offices, toilets and first and second floor offices. The premises is fully fitted for an office occupier and benefits from suspended ceiling, UPVC frontage, gas central heating, along with an enclosed rear yard.

Situated

The premises is situated fronting onto Breck Road which forms a well established neighbourhood shopping district supported by a densely populated residential area and is approximately 2 miles north of Liverpool city centre. Breck Road provides a number of local and some regional/national occupiers including Farmfoods, Iceland, British Red Cross, Sayers the Bakers, Betfred and various other occupiers.



Not to scale. For identification purposes only

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UNIT	LESSEE	ACCOMMODATION	TENANCY	RENT	NEXT REVIEW/REVERSION	NOTES
293 Breck Road	Healey Kenyon McAteer Solicitors	Ground Floor 40.3m ² (435sqft) First Floor 29.2m ² (315 sqft) Second Floor 29.6m ² (318sqft)	5 years from 30th January 2011 FR&I	£10,000 per annum	January 2016	The tenant has an option to break the lease at the end of year 3 giving no less than 6 months prior written notice.