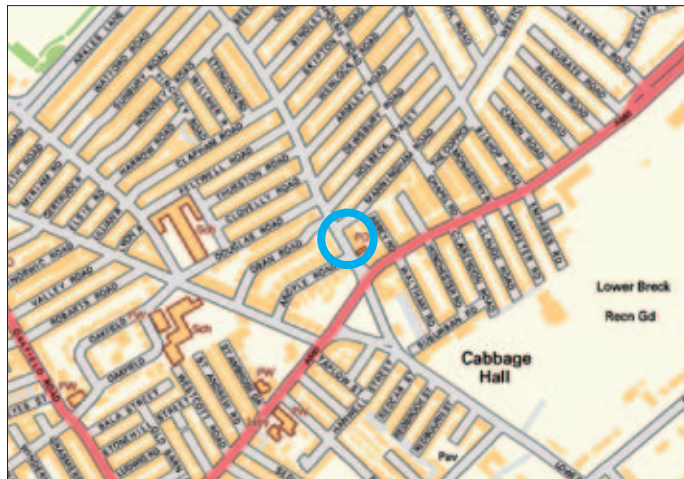


LOT  
2416 & 16a Priory Road, Liverpool L4 2RY  
VACANT COMMERCIAL

GUIDE PRICE £30,000+



A two storey middle terrace property arranged as a ground floor shop and three bedroom living accommodation to the upper floors. The property is in poor condition and requires a full refurbishment. We understand there is a lease of the property for a term of 10 years from 2nd September 2005 at an initial rent of £5,200 per annum. However, the property is being sold by the mortgagee not in possession and the lease details cannot be confirmed. The property is sold subject to any leases, licences or occupiers which may exist



Not to scale. For identification purposes only

**Situated** Fronting Priory Road close to its junction with Manningham Road in the Anfield area of Liverpool approximately 1.5 miles from Liverpool city centre. It is close to Stanley Park and within a quarter of a mile from Anfield Football Stadium.

**Ground Floor**

Sales Area (22.6m<sup>2</sup>), Kitchen, WC.

**First/Second Floor**

Living Room, three Bedrooms, Kitchen, Bathroom.

**Outside**

Rear Yard.

**Buyers Premium**

A buyer's premium of £750+VAT will be payable on this lot.