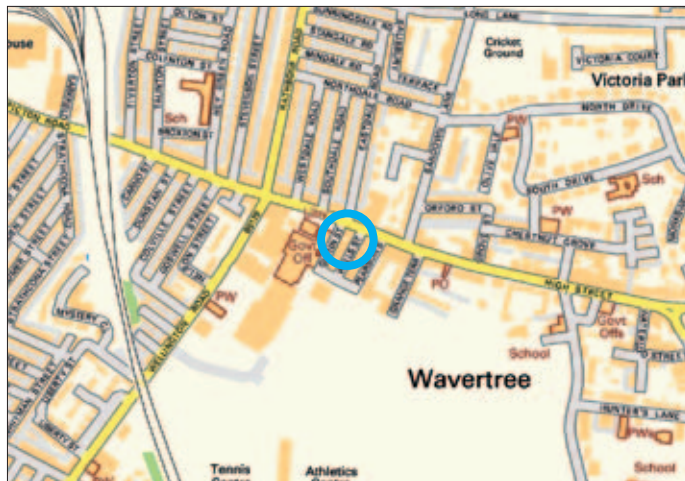


LOT
5

254/254a Picton Road, Wavertree, Liverpool L15 4LP

COMMERCIAL INVESTMENT

GUIDE PRICE £75,000+



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Not to scale. For identification purposes only

A three storey mixed use middle terraced property consisting of a ground floor retail unit which has been trading as an Opticians for over 50 years and would be suitable for a number of uses subject to the relevant contents. The property also includes a vacant three bedroomed flat above. The shop is currently let producing £10,400 per annum until 30th June 2014 however we have been advised that the tenant would be open to signing a new lease. When fully let the total annual rental income could be in excess of £15,840pa.

Situated Fronting Picton Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre.

Second Floor
Three bedrooms, WC

EPC rating
C

Ground Floor Shop
Main sales area, rear room, WC

First Floor Flat (rear entrance)
Lounge, bathroom/WC, Kitchen