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## 5 Linacre Road, Litherland, Liverpool L21 8NJ COMMERCIAL INVESTMENT

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

**Situated** Fronting Linacre Road at its junction with Delta Road approximately 5 miles North of Liverpool city centre.

### **Ground Floor**

Office/retail accommodation, Kitchen, WC.

### **First Floor**

Office accommodation.

### **Occupational Tenancies**

It is understood that the first floor accommodation is currently let to Hebdon Supply Co (credit traders) Limited who are holding over on their lease that expired on the 31st December 2012 at an annual rent of £2,750 per annum

A detached two storey building comprising ground floor office and retail accommodation with further office accommodation above. The property benefits from central heating, UPVC double glazed windows, hard wired fire alarm system, security alarm system and external electric roller shutters. The first floor is currently let producing £2,750 per annum. The property would be suitable for a number of uses, subject to any relevant planning consents.