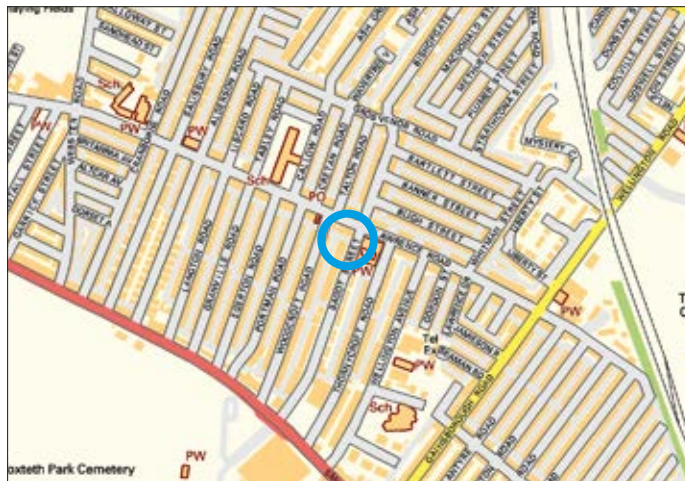


LOT
34

74 Lawrence Road, Liverpool L15 0EG

COMMERCIAL INVESTMENT

***GUIDE PRICE £35,000+**



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Not to scale. For identification purposes only

A freehold commercial and ground rent investment producing £5,560 per annum. The property comprises a ground floor lock up shop situated within a mid terrace building with a first and second floor flat (sold off) above arranged over ground and two upper floors. The shop benefits from steel roller shutters.

Situated Fronting Lawrence Road on a busy main road position off Gainsborough Road, approx. three miles from Liverpool city centre.

Exterior The property benefits from a rear yard

Joint Auctioneers
Auction House London



Tenure Freehold.

PROPERTY	FLOOR	ACCOMMODATION	TENANCY DETAILS	CURRENT RENT
Shop	Ground & Basement	Shop – Main Sales Area, Rear Room, WC	Let as a hairdressing salon on a FRI Lease for a term of 10 years from 26/6/14 at a rent of £450 per month	£5,400 p.a.
Flat	First & Second	Not Inspected	Leasehold. The property is sold off on a 125 year lease from 27/7/07 (thus approximately 118 years unexpired).	£160 p.a.
Current Rent Reserved £5,560 per annum				