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GROUND FLOOR RETAIL UNIT OFFERED BY THE MORTGAGEES.

Description Ground floor retail premises of approximately 250.82 sq m (2,698.60 sq ft). The property would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from steel roller shutters.

Situated With a frontage to Prescot Road in the district of Old Swan, a neighbourhood shopping district approximately 4 miles from Liverpool city centre and 1 mile from the M62 motorway connection and Queens Drive, part of the Liverpool Ring Road. Located to the corner of Baden Road opposite the Black Horse public house.

Note Please note the Buyer's Administration Fee is £750 plus VAT for this lot. VAT is applicable on this sale.

EPC Rating C

Tenure Leasehold for 999 years from 2003

Ground Floor

Sales	166.00 sq m	1,786.00 sq ft
Storage	78.30 sq m	842.60 sq ft
Kitchen	6.52 sq m	70.00 sq ft
Total	250.82 sq m	2,698.60 sq ft