

LOT

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1a & 1b Windsor Road, Walton, Liverpool L9 4RA

*GUIDE PRICE £55,000+



- Two single storey retail units
- Partly let producing £5,200 pa

Description The premises consist of two single storey retail units. Unit 1A currently trades as a Cafe and is let by way of a six year full repairing and insuring lease with approximately three years unexpired term at a rent of £5,200 per annum. Unit 1B is vacant and previously traded as a hair salon and would be suitable for a number of uses, subject to any relevant planning consents. Each unit benefits from mains electric and water supply, Kitchenette and W.C facilities and electric roller shutters. The potential annual rental income when both fully let is in excess of £9,000.

Situated Fronting Windsor Road just off Walton Vale, which is a well established commercial centre situated approximately 5 miles North of Liverpool City Centre.

Accommodation Unit 1A - Cafe with 18 covers, kitchen, WC's - Net Internal area - 28.8 sqm (310 sq.ft) Unit 1B - Salon with

5 Stations, Kitchen, WC - Net Internal area - 28.8 sqm (310 sq.ft)