



- Six self contained ground floor retail units, four are currently let producing £49,975 per annum

Description Modern commercial investment opportunity incorporating six self-contained ground floor retail units. Four units are currently let producing £49,975 per annum with a potential income of £63,375 when fully let. The properties benefit from security shutters, double glazed aluminium framed shop fronts and where occupied are fitted to a good standard.

Situated The properties are located on Speke Road, close to its junction with Horrocks Avenue (B5171) and Garston Way/Speke Road (A561), in the district of Garston in close proximity to Liverpool South Parkway and New Mersey shopping park. Liverpool city centre is approximately 6 miles away and Liverpool John Lennon airport is approximately 2 miles south east.

Ground Floor

Block D Unit 1 86.6m² (933sq ft)
Unit 2 83.3m² (896sq ft)

Block C & E Unit 1 78.8m² (848sq ft)
Unit 2 88.1m² (948sq ft)
Unit 3 105.9m² (1,140sq ft)
Unit 4 57.0m² (614sq ft)

Tenure All individual 125 year long leases from 1st January 2005. Ground rents are £125 per annum per unit.

Joint Agent Landwood Group

Note Service charges are payable by the tenants



| PROPERTY | TENANT | LEASE | RENT (PER ANNUM) |
|-----------------------|----------------------------------|---------------------------------------|------------------|
| Block D | | | |
| Unit 1 | Tote Betting (not in occupation) | 15 years from 13/11/2007 | £16,875 |
| Unit 2 | Vacant | — | (ERV £7,000) |
| Blocks C and E | | | |
| Unit 1 | Employment Services Ltd | 3 years from 20/04/2015 | £8,500 |
| Unit 2 | Vacant | — | (ERV £6,400) |
| Unit 3 | Holly's Mini Market | 15 years from 28/11/2008 | £18,600 |
| Unit 4 | Gonul | 4 years from ? IRI Terms | £6,000 |
| Total | | £49,975 (£63,375 if fully let) | |