

LOT

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125 Picton Road/1 Rathbone Road, Wavertree, Liverpool L15 4LJ

*GUIDE PRICE £60,000-£70,000



- **Three storey corner property. Producing £5,000 per annum.**

Description A three storey corner property providing a ground floor retail unit together with office accommodation above benefiting from central heating and alarm system. The ground floor is currently let to 'Betfred' from a term of 6 years from 22nd September 2011 at a rental income of £5,000 per annum. The property would be suitable for a number of uses subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Fronting Picton Road on the corner of Rathbone Road in a busy main road position within a parade of commercial properties approximately 3 miles from Liverpool city centre.

Ground Floor Main sales area, Rear room, Kitchen, WC

First Floor Three Offices, Kitchen, Ladies and Gents WC

Second Floor Three Offices.

Outside Yard.

Joint Agent
Simon Wall

