

LOT

1

268 Stanley Road, Bootle, Merseyside L20 3ER

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Commercial investment currently let producing £26,500 per annum until August 2016. Central heating. Alarm system. Electric roller shutters.**

Description A commercial investment currently let producing £26,500 per annum. The property comprises a ground floor retail unit plus basement together with rear and first floor offices. The property benefits from central heating, alarm system and electric roller shutters.

Situated Fronting Stanley Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre.

Basement 20.2m² (217sq ft)

Ground Floor 91.2m² (982sq ft)

First Floor 33.7m² (363sq ft)