



- **Commercial investment producing £55,000 per annum. Double glazing. Central heating. Air conditioning. Secure gated parking.**

Description A commercial investment currently producing £55,000 per annum. A substantial Freehold double fronted semi detached property arranged over three floors plus basement. The property benefits from double glazing, central heating, air conditioning, plus secure gated car parking to the rear for several cars. The property is currently tenanted producing an annual income of £55,000.

Situated Fronting Stanley Road at its junction with Merton Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. Liverpool city centre is approximately 1 mile away.

Basement Four Offices, Kitchen, Ladies WC, Store Room

Ground Floor Main Entrance Hallway, Reception Area, three Offices, Storeroom

First Floor Gents WC, five Offices

Second Floor Two Store Rooms, three Offices

Outside Yard with secure gated car parking for several cars.



Not to scale. For identification purposes only

