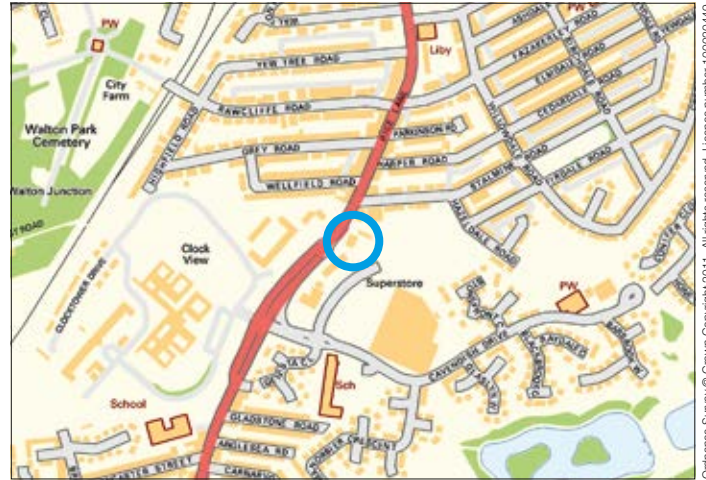


LOT

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## 176 Rice Lane, Liverpool L9 1DG

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Commercial investment producing £6,000 per annum. All fixtures and fittings included. Double glazing. Steel roller shutters. Rear yard. Parking.**

**Description** A ground floor retail until currently let as a fast food take away by way of a renewed 15 Year Lease producing £6,000 per annum. The property will be sold to include all fixtures and fittings and benefits from double glazing, steel roller shutters, rear yard and parking.

**Situated** Fronting Rice Lane on a busy main road position and approximately 5 miles from Liverpool city centre.

**Ground Floor** Main sales area, Rear preparation room, Kitchen/Wash room.

**Outside** Front parking, Side and rear yard, Outhouse with WC