

LOT

45

Roklis Building, 66–74 Liscard Road, Wallasey CH44 8AA

\*GUIDE PRICE £175,000+



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Not to scale. For identification purposes only

- **A commercial investment comprising five ground floor retail units**

**Description** A commercial investment comprising five ground floor retail units, four of which are currently let producing in excess of £24,180 per annum, when fully let the potential income being in excess of £31,980 per annum. The units benefit from electric shutters, allocated parking spaces to the rear and A1, A2, A3 & A5 planning consent and would therefore suit a variety of uses.

**Situated** Fronting Liscard Road (A551) which is just off the M53 and A59, within close proximity to local amenities and schooling.

NAME	ADDRESS	TRADE	RENT	LEASE	COMMENCE
Adam Dobbs	66 Liscard Rd, CH44 8AA	Antique sales	440.00	2 yrs	22/06/15
C Hercules T/A Ni Hao	68 Liscard Rd, CH44 8AA	Hot food take-away	650.00	5 yrs	11/05/10
Vacant	70 Liscard Rd, CH44 8AA				
C Sweeney T/A Beau Belle	72 Liscard Rd, CH44 8AA	Beauty Salon	325.00	5 yrs	01/09/10
Wing Shack (Bernie & Paul)	74 Liscard Rd, CH44 8AA	Hot food take-away	600.00	3 yrs	17/06/16