

LOT
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262 Stanley Road, Bootle, Merseyside L20 3ER

*GUIDE PRICE £90,000+



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Not to scale. For identification purposes only

- **A two storey plus basement mid terraced property, ground floor retail unit producing £12,500 per annum. No access to the first floor. Steel roller shutters.**

Description A two storey plus basement mid terraced property comprising a ground floor retail unit currently occupied by Age Concern by way of a 5 year Lease commencing 4th December 2012 producing £12,500 per annum however they have given notice to vacate the premises. There is currently no access to the first floor. The property benefits from steel roller shutters.

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

First Floor Unusable.

Basement Several Rooms

Ground Floor Retail Unit Main Sales Area, Kitchen/Staff Room, WC