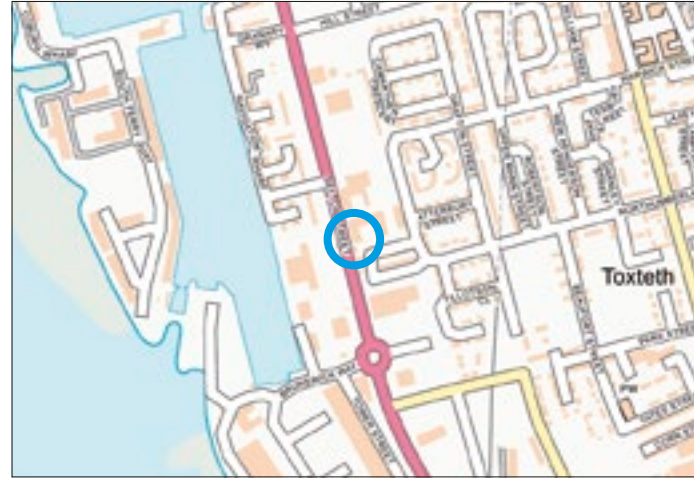


LOT

137

69-71 Sefton Street, Toxteth, Liverpool L8 6UD

*GUIDE PRICE £65,000–£75,000



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Not to scale. For identification purposes only

- **A commercial investment opportunity producing £9,000 per annum.**

Description The property comprises of a ground floor retail unit which has recently been refurbished and trading as Brunswick Branch Bar/Cafe. The property is currently let by way of a 12 month Lease producing a rental income of £9000 per annum. The property benefits from electric roller shutters and electric heating. Also included in the sale are 2 car parking spaces to the rear which could be let out at a rental of £1000.00 per annum.

Situated in Liverpool Docklands on Sefton Street within a new parade of retail outlets and within walking distance to Liverpool City Centre.

Ground Floor Cafe Main area with 17 covers, Kitchen, Store room, WC, Staff Kitchen.

Outside 2 Carparking Spaces to the rear