

LOT

43

6 Wesley Street, Southport, Merseyside PR8 1BN

*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- A ground floor unit previously used as a cafe.

Description A self-contained ground floor commercial unit within a mid terrace three storey building. The property benefits from a roller shutter and central heating. The premises is currently fitted out for the use of a Cafe and would be suitable for investment purposes with a potential rental income of in excess of £5,200 per annum.

Situated Off Eastbank Street (A570) in Southport Town Centre in a popular and well established residential and commercial location within walking distance to local amenities, Cafe/ Restaurant premises and transport links.

Tenure

It is understood that the property is held on a long lease for a term of 999 years commencing November 1993 at a ground rent of £25 per annum.

Ground Floor Net Internal Area Approximately 37.1m² (399 sq.ft)
Front Sales Area, Rear Kitchen,