

LOT

25

38 Crosby Road North, Liverpool L22 4QQ

*GUIDE PRICE £70,000-£75,000



Not to scale. For identification purposes only

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- **Commercial investment producing a rental income of £8599.92 per annum. Double glazing.**

Description A ground floor retail unit which has been refurbished to a high standard and benefits from double glazing. The property is currently let by way of a 5 year lease to 'The Bodyline Clinic Limited' commencing August 2017 at a rental income in excess of £8599.92 per annum. The top floor flat will be offered separately as the next lot.

Situated Fronting Crosby Road In a popular and well established residential location close to amenities and transport links approximately 4 miles from Liverpool city centre.

Note The middle flat has been sold off separately.

Joint Agent
Clive Watkin and Abode



Ground Floor Main entrance hallway Reception area, three treatment rooms, Kitchen, WC