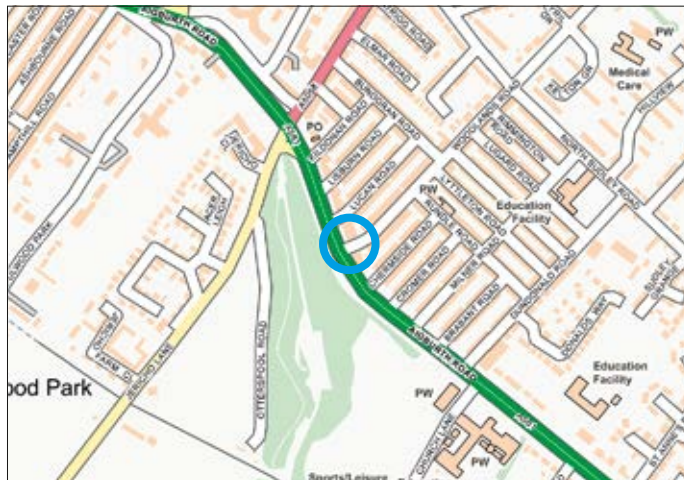


LOT

63

355 Aigburth Road, Liverpool L17 0BP

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Commercial investment producing a rental income of £5760.00 per annum. Electric steel roller shutters.**

Description A ground floor retail unit forming part of a three storey middle terraced building. The shop benefits from electric steel roller shutters and is currently occupied as a boxing gym at a rental of £5760.00 per annum. To the first and second floors there are two apartments which have been sold off separately.

Situated Fronting Aigburth Road on a busy main road position at its junction with Woodland Road and Aigburth Vale. Liverpool city centre is approximately 4 miles away.

Ground Floor Fitness Centre
Main Sales Area, Kitchen, WC, Changing Room with Shower

Outside Yard to rear.