

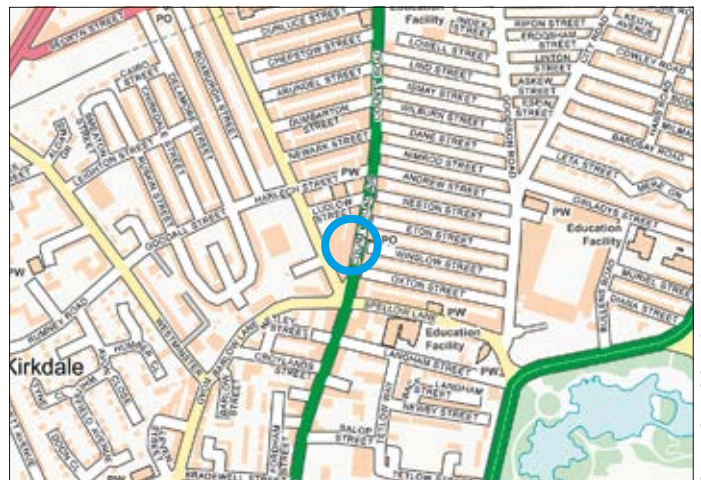


- **Commercial investment producing a rental income of £12,000 per annum. Suspended ceilings incorporating recessed lighting. Carpeted floors. Alarm system. Upvc double glazed frontage. External roller shutters.**

Description A mixed use investment opportunity currently producing £12,000 per annum currently trading as The Card Factory. A three storey mid terraced property comprising a ground floor retail unit together with storage accommodation to the upper floors. The property benefits from suspended ceilings incorporating recessed lighting, carpeted floors, alarm system, UPVC double glazed frontage and external roller shutters. The ground floor is currently let by way of a 4 Year lease producing a rental income of £12,000 per annum. The upper floors provide storage accommodation are in a shell condition which benefits from electric strip lighting.

Situated Fronting County Road in a prominent position nearby to local amenities and retailers such as Barclays Bank, Home Bargains, The Cheque Centre, Subway, Greggs, Ladbrokes, William Hill and Heron Foods. Liverpool city centre is approximately 2 miles away.

Outside Yard to the rear



Not to scale. For identification purposes only

Ground Floor Sales Area 65.9m² (710ft²)

First Floor Front Room 20.4m² (220ft²)
Rear Room 10.1m² (109ft²)
Storage Room 15.0m² (161ft²) WC

Second Floor Front Room 20.2m² (217ft²)
Rear Room 16.1m² (173ft²)