



- **Commercial investment producing in excess of £21,600 per annum.**

Description Commercial investment currently producing in excess of £21,600 per annum. A Freehold four storey parade comprising four ground floor retail units which are all currently let producing circa £21,600 per annum. The property benefits from double glazing and roller shutters. The upper floors have been sold off separately by way of long leaseholds but still receive a ground rent income of £900 per annum, being offered as a separate lot.

Situated Fronting Rice Lane in a popular and well established location close to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Unit 2D & E (Triptrans Ltd)
Main trading room, three rear rooms, two WCs

218 (Hair Studio 7)
Main sales area, WC

216 (Orchid Spa & Massage)
Main sales area, Kitchen, WC, two massage rooms.

214A (Bronze Tanning and Beauty)
Main sales area, four Beauty/Tanning Rooms, WC



Not to scale. For identification purposes only

UNIT	TENANT	RENT P/A
2d & 2e Parkinson Street	Triptrans Ltd	£6,300
218 Rice Lane	Hair Studio 7	£4,500
216 Rice Lane	Orchid Spa and Massage	£5,400
214 Rice Lane	Bronze Tanning and beauty	£5,400
Total per annum		£21,600