

LOT  
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29 Warbreck Moor, Liverpool L9 4RW

GUIDE PRICE **£45,000+**\*

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit within a three storey building currently let by way of a 5 year lease producing £6,000 per annum commencing July 2018 trading as 'LA Hair'. The property benefits from double glazing and steel roller shutters. Please note the upper floors are not included within the sale.

### Situated

Fronting Warbreck Moor in a popular and well established location, in a parade of shops. Liverpool city centre is approximately 4 miles from Liverpool city centre.

### Ground Floor

Main sales area, Kitchen, WC

Gross area 6.9m

Net area 6.0m

Building Depth 11.5m

### Note

Please note Sutton Kersh have not internally inspected the property.

