

LOT
97

70a To F Oxford Road, Waterloo, Liverpool L22 7RF

GUIDE PRICE **£350,000+***

COMMERCIAL INVESTMENT

Description

A mixed use premises comprising of two ground floor retail units plus three bedroomed flat above. 70 A&B is currently used as an Indian takeaway "Mirch Masala" on a 15 year FRI lease from 10th March 2020 rent £9,600 per annum rising to £15,000 per annum. 70 E & F is currently let by way to Oxford Blonde Hairdressers by way of a 5 year FRI lease from April 2018 at £9,600 per annum. The three bedroomed flat (70E/F) is currently let to a long standing tenant on an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. There is also a parcel of development land which has lapsed planning for the construction of a 30 cover restaurant with kitchen area and WC's and flat above Planning Ref No: DC/2018/01190 The total current rental income is £25,800 per annum.

Situated

Fronting Oxford Road in a very popular location in Waterloo close to the beach front, schooling, South Road amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor

70 A & B Mirch Masala Indian takeaway
70 E & F Oxford Blonde hairdressers

Outside

70 C&D - development land
planning for 30 cover restaurant
takeaway and flat above

First Floor

Flat 70E/F - Living Room/
Kitchen, Three Bedrooms,
Bathroom/WC



NB

Sutton Kersh have not inspected the property internally and all details have been provided by the vendor

Council Tax Band

Flat 70E - A

EPC

E-F 70 Oxford Road - D Others
TBC