



### Description

A mixed use investment opportunity fully let producing a rental income of approx £35,000 per annum. The property comprises two retail units together with offices to the first and second floors. 43,45,47 is let by Koko by way of two leases. The ground floor (no 47) is by way of a 10 year lease from 2023 at a rental of £13,500 per annum. The first/second floors offices at a rental income of £11,500 which will commence in August 2025. No 41 is let by Max Spielman who are currently holding over at a rental income of £9,500 per annum and we advised a New lease has been discussed at a new rent of £16,000 however it has not been completed yet. The property benefits from double glazing, central heating and a large rear beer garden with outside seating.

### Situated

Fronting the pedestrianised Crosby Village with occupiers in the immediate vicinity including Sainsbury's, Loungers, Greggs, Costa Coffee, Boots, Natwest and Home Bargains. The area benefits from a strong local community contributing to Crosby's vibrant town centre offers a variety of retail, leisure, and dining options. The premises benefit from excellent transport connectivity. Liverpool Road (A565) is a key arterial route connecting Liverpool city centre to Southport and the wider Sefton region, providing high levels of vehicular traffic and visibility. The property is located approximately 3 miles from the M57 and M58 motorways, which connect to the wider motorway network via the M6. Public transportation is well-served, with regular bus services operating along Liverpool Road, providing direct links to Liverpool, Southport, and surrounding areas. Blundellsands & Crosby railway station, part of the Merseyrail network, is located approximately 0.8 miles to the west, offering frequent services to Liverpool and beyond.

### Ground Floor

**41 Photo Printing Shop (Max Spielman)** Main Sales Area, Kitchen/WC, Office, Store Cupboard.

### 47 Restaurant (Koko)

Restaurant and Bar (with fire escape) Ladies & Gents WCs.

### First Floor

43 2 Large Offices, Kitchen, WC.

### Second Floor

45 Two Large Offices, Kitchen and WC.

### Outside

Large seating area



### EPC Rating

41 B. 43–45 C. 47 C

### Tenure

Freehold