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**63**

## 13 Kingsway Parade, Huyton, Liverpool L36 2QA

GUIDE PRICE **£90,000+\***

COMMERCIAL INVESTMENT

### Description

A ground floor commercial unit within a three-storey middle terraced building benefitting from electric roller shutters. The property is currently trading as 'Kelly's Wines' and let by way of a 15-year lease from 2022 at a rental income of £9,000 per annum with approximately 12 years remaining. The upper floors have been sold off separately and are not included within the sale.

### Situated

Fronting Liverpool Road in a popular and well established residential location close to local amenities, schooling and approximately 7 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Kitchenette,  
WC.

### EPC Rating

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### Tenure

Freehold

