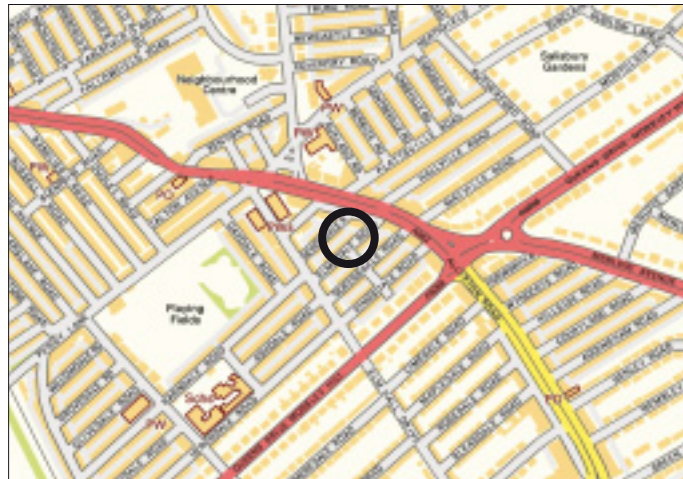


LOT  
**40**

# 38 Allerton Road, Mossley Hill, Liverpool L18 1LN

## COMMERCIAL INVESTMENT

Guide Price **£300,000 +**



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**An end terrace ground floor shop/office, with rear office, storage and additional first floor offices. The property is currently let to Sequence (UK) Ltd at a passing rent of £25,500 per annum.**

### Situated

The premises occupy a corner location on the South East side of Allerton Road (A562) at the junction with Devondale Road. In close proximity to Penny Lane and Smithdown Road approximately

4 miles South of Liverpool City Centre. Nearby occupiers include Boots, Tesco Express and WH Smith to name but a few.

### Ground Floor

Sales area – 46.44sqm (500sqft)

Not to scale. For identification purposes only

Office – 15.53sqm (167sqft) Kitchen – 6.78sqm (73sqft) Store – 2.75sqm (30sqft)

### First Floor

Offices – 58sqm (624sqft)

### Outside

Rear Yard. Garage 20sqm (215sqft)

### Tenancy

The entire property is let on a

full repairing lease (subject to a schedule of condition on the garage), to Sequence (UK) Ltd for a term of 10 years from 12th February 2007 subject to 5 yearly rent reviews at a current rent of £25,500 per annum exclusive. There is a tenant's only break clause on the 5th anniversary of the term however we understand the tenant has not exercised their option to break.