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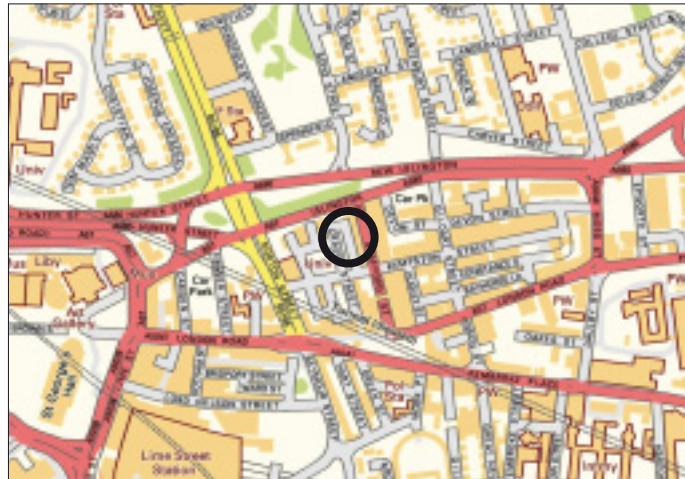
31-33 Stafford Street, Liverpool L3 8LX

COMMERCIAL INVESTMENT

Guide Price **£125,000 +**



The property comprises a three storey mid terraced premises with the ground and basement floor area on a new 10 year lease to The Bankrupt Shop with a rent payable of £14,000 per annum. There is further accommodation at first and second floor level which is currently vacant with scope for residential / student uses, subject to gaining necessary planning consents.



Not to scale. For identification purposes only

Situated

Stafford Street is a well established trading area for cash and carry, rag trade and more recently a number of new build student developments which is also situated close to London Road which in turn occupies The Royal Liverpool University Hospital, The School of Tropical Medicine and The Dental Hospital

Ground Floor

Ground Floor: 153.2m² (1,660 sq.ft)
Basement: 124.4m² (1,340 sq.ft)

First Floor

152.3m² (1,639 sq.ft)

Second Floor

164.6m² (1,772 sq.ft)