559/559a Prescot Road, Old Swan, Liverpool L13 5UX

RETAIL INVESTMENT Guide Price £215,000+



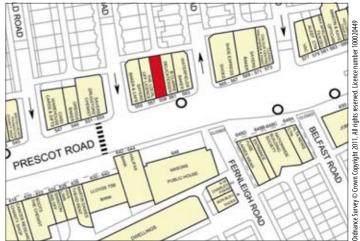
A freehold retail premises currently let producing £26,000 per annum. The premises are occupied as a ground floor shop with first and second floor living accommodation.

Situated

The premises are situated within a busy shoppping area fronting Prescot Road. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders.

Joint Auctioneers

Andrew Scott



Not to scale. For identification purposes only

NO	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT	NEXT REVIEW/REVERSION	NOTES
559	Greenhalgh's Craft Bakery Ltd	Ground Floor 61.5m ² (662sq ft)	15 years from 8th	£26,000pa	8th August 2013	Tenants break option if Mersey
			August 2008.			rail train line interrupts or
			5 yearly rent reviews			disrupts trade at the premises
			Effective FR& I			
559a	Vacant	First Floor — Lounge, Dining room,				
		Kitchen, Bathroom				
		Second Floor — 2 Bedrooms				
Current Rent Reserved				£26,000pa		
*Measurem	nents taken from VOA prospective purcha	asers are advised to make their own enqu	iries.			