

LOT  
**34**

## 617 Prescot Road, Old Swan, Liverpool L13 5XA COMMERCIAL INVESTMENT

Guide price **£75,000+**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A part let high street retail investment currently producing £6,750 per annum. The subject premises comprise of a vacant ground floor retail unit which benefit from electric roller shutters to the front elevation and would be suitable for a number of uses, subject to the relevant consents. The first floor is currently let as a Hair/Beauty Salon.**

### Situated

Old Swan is a popular retail location approximately three miles east of Liverpool City Centre and in close proximity to the M62 Motorway

and Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home & Bargain and Boots.

FLOOR	PRESENT LESSEE	ACCOMMODATION	RENT PER ANNUM	LEASE TERMS
Ground	Vacant	Sales 120.94 sq m (1301 sq ft) Ancillary 2 sq m (22 sq ft)		
First	Beauty Salon	77.99 sq m (839 sq ft)	£6750 per annum	5 Years from May 2009

### Joint Auctioneers

