

LOT
67

192/194 Longmoor Lane, Liverpool L9 0EL

COMMERCIAL INVESTMENT

Guide price **£70,000 +**



Not to scale. For identification purposes only

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

A two storey double fronted middle terraced mixed use property comprising of a ground floor shop unit together with a flat above. The property is fully let to William Hill on a 20 year FRI Lease commencing 2007 at a rental of £6300.00 per annum. We have been advised by the vendor that a rent review of £10,000 per annum is under negotiation.

Situated

Fronting Longmoor Lane (A506) on a busy main road position and within walking distance of Walton Vale Amenities.

Ground Floor

Shop – Main Sales Area, Rear Offices, Kitchen, W.C.

First Floor

Flat – Lounge Kitchen, Bathroom/ W.C.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.

Note

An internal inspection has not

been undertaken nor have we seen sight of the tenancy agreement. All information has been supplied by the vendor.