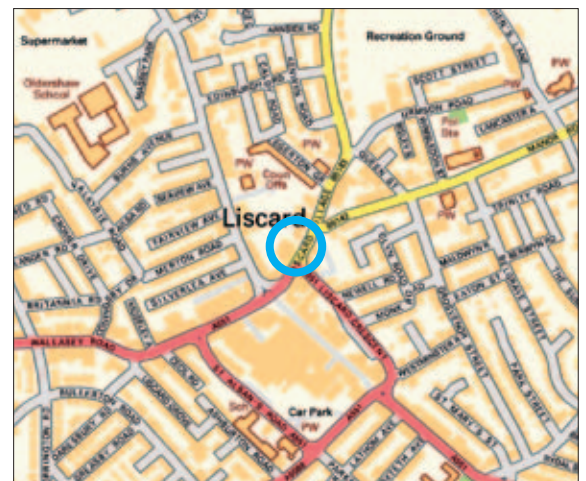




The property comprises three ground floor lock up units together with four self contained flats to the first floor. Two of the three ground floor units are currently let producing £14,799.72 per annum. All of the flats are currently let by way of Assured Shorthold tenancies at a rental of £22,100. The properties benefit from double glazing, central heating and electric steel roller shutters to the ground floor. When fully let the potential annual income being in excess of £45,000.

Situated Fronting the northwesterly side of Liscard Village which forms part of the B5143 in a northeasterly direction within close proximity to the Liscard shopping centre.



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

UNIT	PRESENT LESSEE	ACCOMMODATION	LEASE TERMS	CURRENT RENT
Ground Floor No 25	Turkish Barbers	Retail Sales Area, Rear Staff/Stock Room, Washroom/W.C	5 year Lease	£7,800.00pa
Ground Floor No 25b	N/A	Retail Sales Area (including partitioned stock room/ office and Store) Rear Staff Room/Stock Room. Rear Store Room. Washroom/W.C	Vacant	
Ground Floor No 27	Angel Nails	Retail Sales Area. Retail Area. Rear Staff/Treatment Room. Washroom/W.C	5 year Lease	£6,999.72pa
Flat 25c		Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C	6 month AST	£6,500pa
Flat 25b		Hallway, Combined Lounge/Kitchen, 1 Bedroom and Shower room/W.C	6 month AST	£5,200pa
Flat 27a		Lower level – combined Living Room/Kitchen Attic Level – 1 Bedroom and Shower Room/W.C	6 month AST	£5,200pa
Flat 27b		Hallway, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C	6 month AST	£5,200pa