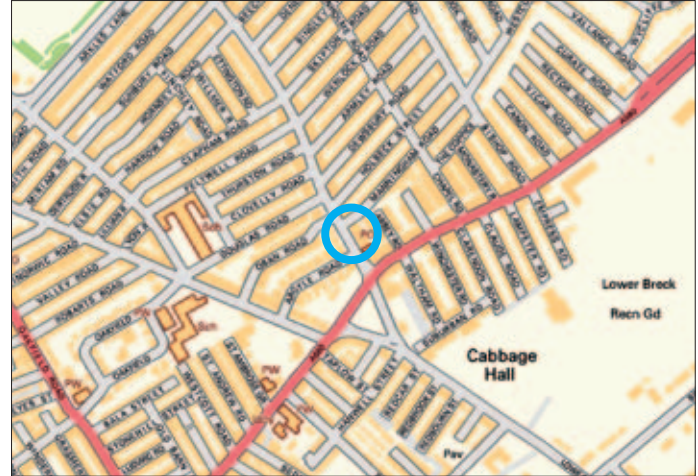


LOT  
**26****18, 18a, 18b & 18c Priory Road, Liverpool L4 2RY**  
**VACANT COMMERCIAL****GUIDE PRICE £25,000+**

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Not to scale. For identification purposes only

A two storey plus loft room end terrace mixed use property together with single storey ground floor lock up retail unit (18a Priory Road) and rear yard with residential accommodation to the upper floors. The property is in poor condition and requires a full refurbishment scheme. The basement and ground floor of the property is subject to a registered lease for a term of 11 years commencing 8 July 2010 and expiring 20 September 2021. The initial rent payable under the lease was £5,200pa. The part of the property known as 18A is subject to a lease dated 26 July 2005 for a term of 10 years at an initial rent of £5,200pa. However, the property is being sold by the mortgagee not in possession and the lease details cannot be confirmed. The property is sold subject to any leases, licences or occupiers which may exist.

**Situated** Fronting Priory Road at the corner of Manningham Road in the Anfield area of Liverpool approximately 1.5 miles from Liverpool city centre. It is close to Stanley Park and within a quarter of a mile of Anfield Football Stadium.

**Ground Floor** Sales Area, Storage.

**Upper Floors** Residential accommodation comprising 2 flats.

**18a Priory Road**  
**Ground Floor Lock Up Shop** plus Storage – 17.90m<sup>2</sup> (measurements taken from VOA website).

**Outside**  
Rear Yard.

**Buyers Premium**  
A buyer's premium of £750+VAT will be payable on this lot.