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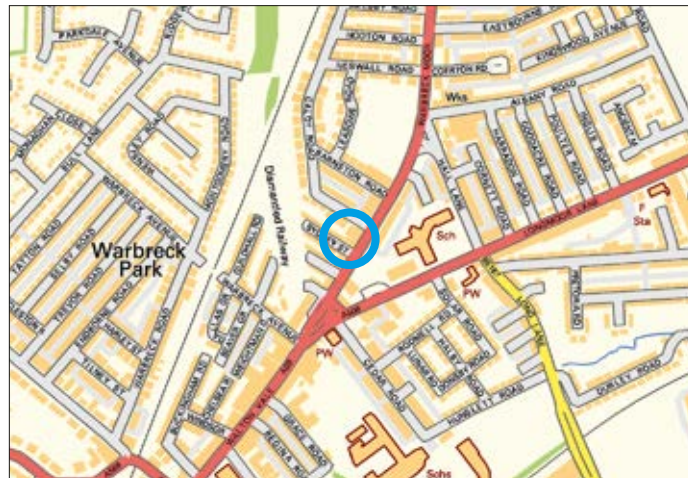
31-37 Warbreck Moor, Liverpool L9 4RW

COMMERCIAL INVESTMENT

***GUIDE PRICE £170,000+**



The property comprises a ground floor public house situated within a semi detached building arranged over basement, ground and two upper floors. The property is currently let producing £33,800 per annum.



Not to scale. For identification purposes only

Situated Warbreck Moor is an established parade in the heart of Aintree within close proximity to Aintree Race Course. Transport links are provided by Aintree Rail Station.

Basement

Not inspected.

Ground Floor

Bar, Kitchen, Office, W.C and wash Basin.

Outside

The property benefits from a front seating area and rear yard.

Tenancy

The property is currently let for a term of 10 years at a rental of £650 per week

Joint Auctioneers

Auction House London

