

LOT
102

31-37 Warbreck Moor, Liverpool L9 4RW

COMMERCIAL INVESTMENT

***GUIDE PRICE £170,000+**



SOLD PRIOR

Not to scale. For identification purposes only

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.

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, WC 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.