

LOT
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62 Priory Road, Liverpool L4 2RZ COMMERCIAL INVESTMENT

***GUIDE PRICE £90,000–£100,000**



Not to scale. For identification purposes only

Mixed commercial and residential investment consisting of a tenanted retail unit let to a long standing tenant in occupation for approximately 16 years. Renewal lease for 12 months from December 2014 with internal repairing terms on a rent of £4,080 per annum plus two improved upper floor flats both let at £360pcm and benefitting from gas central heating. The approximate current gross annualised income is £12,720.

Situated A prominent site on a busy main road close to the junction with Armley Road. Close to Stanley Park, Everton Football Club and the proposed Liverpool Football Club redevelopment.

Ground Floor

Sales Shop 27.87m² (300sq ft)
Preparation Room 15.34m²
(165.12sq ft)
Kitchen, WC

First Floor

Flat 1 Hall, Bathroom/WC, Kitchen with fitted units, Living Room, Bedroom

Second Floor

Flat 2 Living Room/Kitchen with fitted units and built in oven and hob, Bathroom/WC, Bedroom

Outside Rear yard with access to the upper floor flats