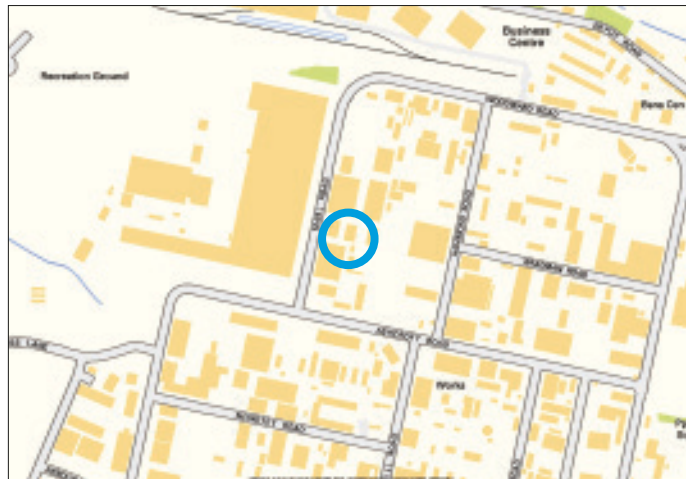


LOT  
**3**

# Unit 8, Cornhill Works, Marl Road, Liverpool L33 7UH

\*GUIDE PRICE £25,000 +



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Not to scale. For identification purposes only

## DETACHED GARAGE/WORKSHOP PRODUCING £3,600 PER ANNUM.

**Description** Tenanted detached 'Nissan' type garage/vehicle repair workshop let at £3,600 per annum.

**Situated** The property is located within the Knowsley Industrial Park, Kirkby, off Marl Road via a shared access at the Knowsley Furniture Centre. The A580 East

Lancashire Road and the M57 Motorway are nearby. Liverpool city centre is approximately 8 miles away.

### Ground Floor

Garage Workshop with inspection pit 308 sq m (3,325 sq ft)

### Note

Please note there is a Buyer's Administration Fee of £750 plus VAT for this lot.

### Outside

Enclosed yard area.

LEASE	TERM	RENT
Tenant – J and B Autos	Let for 12 months from January 2014	£3,600 per annum (£300 pcm)