



- **Six self contained ground floor retail units, four are currently let producing £49,975 per annum**

Description Modern commercial investment opportunity incorporating six self-contained ground floor retail units. Four units are currently let producing £49,975 per annum with a potential income of £63,375 when fully let. The properties benefit from security shutters, double glazed aluminium framed shop fronts and where occupied are fitted to a good standard.

Situated The properties are located on Speke Road, close to its junction with Horrocks Avenue (B5171) and Garston Way/Speke Road (A561), in the district of Garston in close proximity to Liverpool South Parkway and New Mersey shopping park. Liverpool city centre is approximately 6 miles away and Liverpool John Lennon airport is approximately 2 miles south east.

**Ground Floor
Block D**

Unit 1: 86.6m² (933sq ft)

Unit 2: 83.3m² (896sq ft)

Block C & E

Unit 1: 78.8m² (848sq ft)

Unit 2: 88.1m² (948sq ft)

Unit 3: 105.9m² (1,140sq ft)

Unit 4: 57.0m² (614sq ft)

Tenure All individual 125 year long leases from 1st January 2005. Ground rents are £125 per annum per unit.

Joint Agent Landwood Group

VAT VAT is applicable on this sale.



PROPERTY	TENANT	LEASE	RENT (PER ANNUM)
Block D			
Unit 1	Tote Betting (not in occupation)	15 years from 13/11/2007	£16,875
Unit 2	Vacant	—	(ERV £7,000)
Blocks C and E			
Unit 1	Employment Services Ltd	3 years from 20/04/2015. IRI Terms	£8,500
Unit 2	Vacant	—	(ERV £6,400)
Unit 3	Holly's Mini Market	15 years from 28/11/2008	£18,600
Unit 4	Gonul Hazal Sapci (Sandwich Shop)	4 years from ? IRI Terms	£6,000
Total			£49,975 (£63,375 if fully let)

Note – Service charges are payable by the tenants