



- **Block of 5 retail units with office/storage space to the first floors. Part let producing £5,200 per annum. Potential income in excess of £26,000 per annum.**

Description A two storey block comprising 5 retail units together with storage/office space to the first floors. One of the units is currently let producing a rental income of approximately £5200 per annum. Four units are vacant. The first floor accommodation would be suitable for residential conversion, subject to any necessary planning consents. The properties benefit from steel roller shutters.

Situated Fronting Rice Lane on the corner of Fazakerley Road and Stalmine Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

Ground Floor 220–222

Main Sales area, Two Rear rooms, Kitchen area, WC.

First Floor Three office rooms, WC.

Ground Floor 224

Main Sales area, Kitchen, WC.

First Floor Accommodation

Ground Floor 226 Kelsi Beauty Training

Main Sales area, Kitchen, W.C.

First Floor

Accommodation

Ground Floor 228 – Barrett Book Keeping

Main Sales area, Kitchen, W.C.

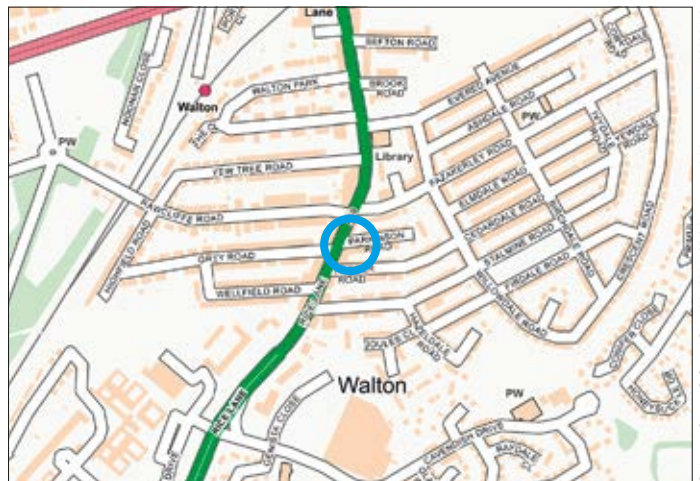
First Floor Accommodation

Ground Floor 230 – You're Gorgeous Hair

Main Sales area, Kitchen, W.C.

First Floor Accommodation

Note Please note that we have not internally inspected all of the units.



Not to scale. For identification purposes only