

Lot 8

64A Cambridge Road, Seaforth,
LIVERPOOL L21 1EY

GUIDE PRICE: £85,000



CORNER SITED FREEHOLD SHOP INVESTMENT PRODUCING £8000 PA

This corner sited single storey Freehold shop premises is being sold as an investment. The property is subject to a 15 year Lease which commenced on 18th March 2007 to Pamela Boyle on a full repairing and insuring term Lease with five yearly rent reviews at a current rent of £8,000 per annum. Thus the next rent review taking place in 2012. The tenant trades as hair, nail and beauty salon and internally has carried out substantial refurbishment of the premises. Other nearby occupiers include Sefton Borough Council Educational unit, Merseyside Engineers Laboratory Services and Sefton Cleaning. The property will be of interest to investment buyers.

LOCATION

Liverpool is a principle commercial centre for Merseyside. The City has excellent road communications being served by the M62, M58 and M57 which provides easy access to the M6. Rail services to London Euston are available and major facilities include the Met Quarter and Clayton Square shopping centre. Seaforth is approx. 4 miles to the north of Liverpool served by the A565 Crosby Road South. The property can be found at the corner of Rawson Road and Cambridge Road.

ACCOMMODATION

Ground Floor: Shop area - approx. 50m2 (538sq.ft.)

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

Sefton Council: 0845 140 0845

ADOPTED RATEABLE VALUE

£1,475

POPULATION & EMPLOYMENT

Last recorded figures show an urban population of 816,216 with an employment rate of 52%.

VENDORS SOLICITORS

Mr M. Cohen
Porter Crossick Solicitors
8a –10a Kilburn Bridge
London NW6 6HT
0207 625 4424

STARTING BID

FINAL BID

NOTES

SOLD ■ UNSOLD ■ SOLD PRIOR ■ WITHDRAWN ■