

LOT
49

81, 81a, 81b Knowsley Road, Bootle, Merseyside L20 4NH

GUIDE PRICE **£75,000–£80,000***

COMMERCIAL INVESTMENT

Description

A three storey mixed use property comprising two ground floor retail units together with a one bedroomed flat above access via a separate front entrance. 81 – Ground Floor retail unit (known as The Milkshake Shop) This is occupied by a tenant who has a 20 year lease agreed, the whole rent for this lease (£1,000pa) has been paid upfront already, so there would be no income for any purchaser from this element until at least July 2034 81A – Ground Floor retail unit (known as Dogs Delooks) This is occupied by a tenant who has been in occupation for over 20 years but has no formal tenancy agreement but has been paying £260pcm rent 81B – Vacant First Floor residential flat.

Situated

Fronting Knowsley Road on the corner of Gray Street close to local amenities and transport links, approximately 3 miles from Liverpool city centre.

Ground Floor

Dog groomers not inspected
The Milkshake Shop Main sales area, Rear room, WC

First Floor

Flat Living Room, Kitchen, Bathroom/WC, Bedroom

Outside

Rear yard

Council Tax Band

Flat A

EPC Rating

81 D. 81a C. 81b (flat) E

