



Description

A fantastic opportunity to acquire six retail units fully let producing a rental income of £55,500 per annum. The property comprises a block of six commercial units fully let to long standing tenants. Most of the units benefit from electric roller shutters and there is a rear shared yard.

Situated

In a popular location set in the heart of West Derby Village close to other bars, restaurants and local amenities and approximately 4 miles from Liverpool city centre.

Unit 1 – Churrasco

Restaurant with 34 covers, Bar area, Kitchen, Ladies & Gents WCs, Store room.

Unit 2 – Phi

Restaurant with 35 covers (interconnecting with Unit 3) Bar Area, Kitchen, Ladies & Gents WCs

Unit 3 – Phi

Restaurant with 40 covers, Bar, Prep Room, WC.

Unit 4 – Hairdressers

Salon with 4 stations with back wash, Kitchen, WC, Storeroom

**Unit 5 – Acropolis
Ground Floor**

Entrance and Storeroom

First Floor

Restaurant with 65 covers, Bar Area, Kitchen, two Store rooms, Ladies & Gents WCs

Unit 6 – Flower Pot

Main Sales Area, WC.

Outside

Shared Rear Yard.

	Trading as:	Lease term	Rental Income
Unit 1	Churrasco	5 years from June 2018 (expired)	£10,500pa
Unit 2	Phi	10 years from Jan 2014 (expired)	£8,500pa
Unit 3	Phi	10 years from Feb 2023	£10,500pa
Unit 4	Hairdressers	5 years from 21st September 2012 (expired)	£9,000pa
Unit 5	Acropolis	20th January 2012 – 19th January 2027	£12,000pa
Unit 6	The Flower Pot	1st January 2017 – 31st December 2020 (expired)	£5,000pa (tenant will renew at £7,000pa).
Total Rental Income			£55,500pa