

LOT  
**55**

74 Lawrence Road, Liverpool L15 0EG

GUIDE PRICE **£55,000+\***

COMMERCIAL INVESTMENT

### Description

A ground floor retail unit currently let by way of a renewed 7 year lease from June 2024 producing a rental income of £6,600 per annum. The property is in good condition and currently trading as a barbers benefiting from double glazing. The upper floors have been sold off separately and are not included in the sale but are on a long term lease producing a ground rent of £150 per annum. The tenant has been in situ since 2015 and up to date with all rental payments.

### Situated

Fronting Lawrence Road in a popular and well established area close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

### Ground Floor

Salon, Kitchen, WC.

### EPC Rating

TBC.

