

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Investment

305-307 Breck Road, Liverpool, L5 6PU



Description

A double-fronted commercial investment property, let to Harvey and Thompson Limited trading as H & T Pawnbrokers for a term of 10 years from 18th December 2014 on a full repairing and Insuring lease, at a rental of £21,000 per annum, subject to a rent review in 2019. The tenant reported an annual turnover last year of £89.2 million and net assets of £80.6 million.

Location

The investment is located on the corner of Breck Road and Grasmere Street in the Anfield/Breckfield regeneration area. Occupying a prominent corner position in a busy trading location.

0151 647 9272

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Sale Price

Offers in the region of £220,000

Tenure

FREEHOLD

Accommodation

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The valuation office calculate the property has the following net lettable floor areas Ground Floor 118.08 sq.m (1,271 sq.ft) First Floor 82.6 sq.m (889 sq.ft) Second Floor not measured.

Rating Assessment

Rateable Value	£9,300
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Strictly by arrangement with the sole agent.



Sean Seery

Residential / Commercial Management

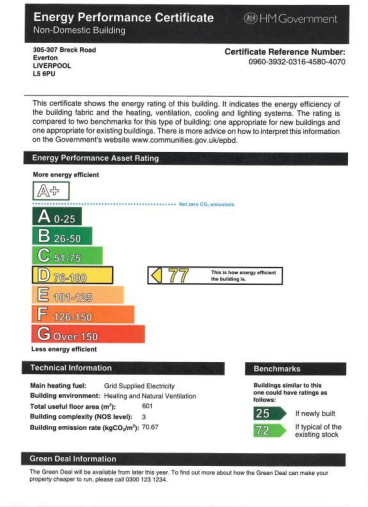
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