

## Investment

19 Prescot Road And 2a & B Kelso Road, Liverpool, L6 6AE



### Description

The ground floor is let to Boots UK Ltd for a term of five years from 31/8/16 at a rental of £6,250 per annum. There is a tenant break at the end of the third year. Upstairs there are two flats let on shorthold tenancies at £395 pcm and £420 pcm producing a gross income of £16,030 p.a.

### Location

The property is located on one of the main arterial routes into Liverpool City Centre this area has seen substantial investment in recent years.

# 19 Prescott Road And 2a & B Kelso Road, Liverpool, L6 6AE

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## Sale Price

£150,000

## Tenure

Freehold subject to the existing tenancies.

## Accommodation

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Ground Floor Shop with two separately accessed flats arranged over the first and second floors

## Rating Assessment

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## Legal Costs

Each Party pays their own legal costs

## VAT Statement

The current owners have not elected to waive their exemption to charge VAT.

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Strictly by arrangement with the sole agents



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