

Smith

AND SONS

PROPERTY CONSULTANTS

ESTABLISHED
175 YEARS
1840

FOR SALE

Investment, Retail

94 Greenwood Lane, Liscard CH44 1DW



Description

It comprises a ground floor café together with a self contained two bedroomed first floor flat and two separate lock up units. There is currently a total rental income of £8,000 pa with one of the lock up units vacant offering potential to increase the income. There is uPVC glazing together with gas central heating to the flat.

Location

This property is situated in a prominent position on the corner of Greenwood Lane and Withens Lane in an established residential and commercial position close to Liscard Town Centre.

0151 647 9272

94 Greenwood Lane, Liscard CH44 1DW

Sale Price

£95,000

Rating Assessment

Rateable Value	TBC
----------------	-----

Accommodation

The café, flat and Withens Lane workshop are let on informal agreements. The café currently produces a rental of £216.67 pcm. The left-hand lockup workshop produces £100 pcm. The flat produces £350 pcm. This produces a rental income of some £8,000 p.a. The right hand unit fronting Greenwood Lane is vacant.

Legal Costs

Each party is responsible for their own legal costs.

VAT Statement

All prices and rents quoted are exclusive of VAT

Strictly by appointment only



Tom Carew

Commercial Agency

E: tcc@smithandsons.net

T: 0151 647 9272

0151 647 9272

Smith and Sons Property Consultants for themselves and for the vendors and lessor of this property whose agents they are give notice that (1.) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be accurate but any intending purchasers or tenant should not rely on them as statements of representation of fact but must satisfy themselves as to the correctness to each of them. (2.) No person in the employment of Smith and Sons Property Consultants has any authority to make or give any representation or warranty in relation to this property.