

# INVESTMENT PREMISES FOR SALE

## 39 BRIDGE ROAD, CROSBY, L23 6SA



### LOCATION / DESCRIPTION

The premises are located on Bridge Road in Crosby an affluent suburb of Liverpool approximately seven miles north of the city centre. The property is located on the western side of Bridge Road an established retail location serving the needs of the local population.

The premises comprise a substantial three storey property arranged as ground floor retail / office accommodation in addition to two one bedroom flats at first and second floor with independent access from the side elevation. The premises also benefit from a rear yard area.

### ACCOMMODATION

The commercial accommodation is arranged at ground floor only and comprises the following approximate floor areas:-

Reception / Office	29.46 sqm	317 sqft
Rear Office	37.70 sqm	406 sqft
TOTAL	67.17 sqm	723 sqft

All measurements are approximate and net of circulation space and staff facilities etc.

### TENURE

The premises are held on a 999 year lease further details available upon request.

### TENANCY DETAILS

We are advised that both one bedroom flats are currently let on assured shorthold tenancies producing an annual income of £10,400.

The ground floor commercial accommodation is currently vacant.

### PURCHASE PRICE

Offers in excess of £170,000

### BUSINESS RATES

The ground floor commercial accommodation has been assessed for rating purposes as follows:-

Rateable Value £3,900

UBR 2010 – 2011 41.4p

Rates Payable £1,615 (Approx)

### LEGAL COSTS

Each party to be responsible for their own legal costs incurred in connection with the preparation of documentation and any Stamp Duty thereon.

### VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.

### VIEWING AND FURTHER INFORMATION

For viewing and further information please contact John Barker, or Joel Lawson Hitchcock Wright & Partners.

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Subject to Contract

Details Prepared JUNE 2010



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