

FREEHOLD INVESTMENT FOR SALE

108 HIGH STREET

WAVERTREE



LOCATION

The property is located in a prominent position on the south side of High Street close to the Picton Clock roundabout and nearby Somerfield store.

DESCRIPTION

The property consists of a three storey mid terrace unit currently trading as a cafe at ground floor with basement storage. There is separate access at the rear of the property to the residential upper parts consisting of a 2 bedroomed maisonette.

TENURE

Freehold

PURCHASE PRICE

Offers in the region of £125,000.

ACCOMMODATION

The unit provides the following dimensions/floor areas:-

Ground Floor front sales area	26.33 sq m	283 sq ft
Ground Floor rear sales area	13.51 sq m	145 sq ft
Ground Floor rear storage	9.74 sq m	185 sq ft
Basement	Not measured	
1st& 2nd Floor	2 Bedroomed Maisonette	

LEASE

Ground Floor

Currently let on a 5 year term from 13/11/2006 to K.Dreha at a rent of £10,000 per annum

Upper part

6 month assured shorthold tenancy from 30/01/2009 at a rent of £3,840 per annum. The tenant is currently holding over.

LEGAL COSTS

Each party is to be responsible for their own legal costs 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 & FURTHER INFORMATION

For viewing and further information please contact Helen Stewart or John Barker, Hitchcock Wright & Partners. Ref: HES/JCB.

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Subject to Contract

Details Prepared NOVEMBER 2010



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