

Liverpool
236 (Lot 242) and
238 (Lot 243),
Smithdown Road,
Merseyside
L15 5AH

- **Two Freehold Mid Terrace Buildings**
- Each Building arranged to provide a Ground Floor Lock-up Shop together with First, Second and Third Floor Residential Accommodation above
- Each Shop Unit subject to a Commercial Lease and each Maisonette subject to 7 Individual Assured Shorthold Tenancy Agreements
- To be offered either Individually or Collectively
- Current Rent Reserved

£36,475 per annum (equivalent) from Each Lot



To View
The property will be open for viewing on Friday 17th and Friday 24th October between 3.00 – 3.30 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor
Messrs Abensons (Ref: Mr Edward Abenson).
Tel: 0151 733 3111.
Email: abenson@abensons.co.uk

INVESTMENT – Two Freehold Buildings



Tenure
Freehold.

Location
The properties are located approximately four miles south-east of Liverpool and is situated to the east of its junction with Ullet Road. Local shops, schools and bus service are provided close by to the property whilst college, university, hospital and Moseley Hill Rail Station are also provided within a mile radius. The extensive facilities of Liverpool are also available to the west providing a wider range of shops, college, university, hospital and Liverpool Rail Stations.

Description
The properties comprise two mid terrace buildings each arranged to provide a ground floor shop unit together with first, second and third floor (in eaves) residential accommodation beneath a pitched roof. The residential upper floors each have a separate front entrance. There are kitchen areas, shower room and WC at ground floor levels to the rear serving the residential upper floors. There is a rear access to a small enclosed rear yard.

Accommodation and Tenancies
A schedule of Accommodation and Tenancies is set out below.

Lot	Address	Floor	Accommodation	Tenancy	Rent £ p.a.
242	Shop Unit – 236 Smithdown Road	Ground	Net Frontage 3.1 m (10' 1") Shop Depth 10.2 m (33' 4") Rear Office 60 sq m (646 sq ft) Kitchen, WC	Subject to a 3 year agreement from 27th August 2014	£7,320 p.a.
	Upper Floors – 236 Smithdown Road	First Second Third	Three Bedrooms, Bathroom/WC Three Bedrooms Two Bedrooms	Subject to 7 x 12 month Assured Shorthold Tenancy Agreements from 1st July 2014 at a current rent of £4,165 per annum	£29,155 p.a.
243	Shop Unit – 238 Smithdown Road	Ground	Net Frontage 3.1 m (10' 1") Shop Depth 10.2 m (33' 4") Rear Office 60 sq m (646 sq ft) Kitchen, WC	Subject to a 3 year agreement from 1st August 2014	£7,320 p.a.
	Upper Floors – 238 Smithdown Road	First Second Third	Three Bedrooms, Bathroom/WC Three Bedrooms Two Bedrooms	Subject to 7 x 12 month Assured Shorthold Tenancy Agreements from 1st July 2014 at a current rent of £4,165 per annum	£29,155 p.a.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.
BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.