



99 Church Road, LIVERPOOL, Merseyside L37 3ND

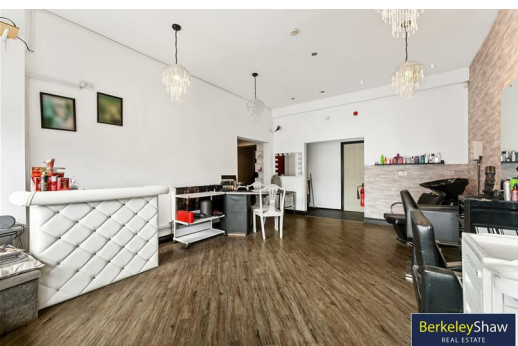
£150,000


Nestled in the heart of Formby, 99 Church Road presents an exceptional opportunity for investors seeking a long leasehold property. This commercial premises is currently operating as a hairdressers and beauty salon, with a secure tenancy in place until 31 January 2034, generating a reliable income of £12,000 per annum.


Formby is renowned for its affluent community and vibrant residential atmosphere, making it an ideal location for both business and leisure. The property benefits from its proximity to Formby Village, where a variety of shops, cafes, and amenities can be found, enhancing its appeal to both clients and residents alike.

With a current rateable value of £5,600 per annum, this investment not only offers a steady income but also the potential for future growth in a highly sought-after area.

This property is a rare find in a desirable location, making it an excellent choice for those looking to invest in a thriving community. Whether you are an experienced investor or new to the market, 99 Church Road is a promising opportunity that should not be overlooked.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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Berkeley Shaw Estate Agents Limited.
Company No. 0784754

Berkeley Shaw Real Estate Limited.
Company No. 05206927

