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41 Priory Road, Liverpool L4 2RX

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Mixed use investment opportunity currently producing £10,200 per annum. Double glazing and central heating.**

Description A Mixed use investment opportunity currently producing £10,200 per annum. A two storey mixed use property comprising of a ground floor retail unit which is currently let and trading as a Beauty Salon by way of a 3 year Lease at a rent of £450pcm. To the first floor there is a 1 bedroomed self-contained flat which is currently let by way of an Assured Shorthold Tenancy at a rent of £400pcm. The property benefits from double glazing and central heating. The property is in good order throughout and is currently fully let producing £10,200 per annum.

Situated Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool City Centre.

Ground Floor Shop – Main sales area, Kitchen, W.C

First Floor Flat – Hall, Bathroom/W.C, Kitchen, Lounge

Second Floor 1 Bedroom, Office/Study.

Outside Yard, Access to **Flat**.