



- **A mixed use investment opportunity currently producing approx £26,000 per annum.**

Description A mixed use investment opportunity currently producing approx £26,000 per annum. A substantial corner property comprising a ground floor retail unit which is currently let way of an Assured Shorthold Tenancy at a rental of £4,800.00 per annum. To the first and second floors there are 3 self-contained flats (2x1 and 1x2 bed) which are accessed via a separate side entrance. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £15,552.00 per annum. To the rear of the property there is a workshop/office which is currently let by way of an Assured Shorthold Tenancy at a rental of £5,720.00 per annum. The property benefits from double glazing and central heating.

Situated Fronting Town Row in a popular and well established location within walking distance to all West Derby Village amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Shop – Main Sales Area, WC
Workshop/Office – 2 Rooms, Kitchen WC.

First Floor Flat 1 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 2 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC
Flat 3 – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC



Not to scale. For identification purposes only

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