



• **Commercial investment opportunity producing £16,920 per annum**

Description A mixed use investment property producing currently producing a total income is £16,920 per annum. A three storey corner property comprising of a ground floor retail unit which is currently let by way of a 3 month licence at a rental of £6,900 per annum and benefits from manual steel roller shutters. To the upper floors via a separate entrance there are two x 2 bed roomed flats which are both currently let on Assured Shorthold Tenancies at rents of £4,800 per annum each. The flats benefit from double glazing and electric heating. To the side of the property there is also a workshop which is to be let at £2,200 per annum and benefits from an alarm and electric shutters.

Situated Fronting Picton Road on the corner of Stevenson Street on a busy main road position and in a popular and well established location approximately 4 miles from Liverpool City Centre.

Ground Floor Shop – Main Sales Area, Rear Room, Kitchen, WC

First Floor Flat 1a – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms

Second Floor Flat 1b – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms

Workshop 1 Large Room/WC/Kitchen

Outside Yard. Access to flats.



Not to scale. For identification purposes only

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