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- **A mixed use investment producing in excess of £15,000 per annum.**

Description A commercial investment opportunity currently fully let producing a rental income of in excess of £15,000 per annum A three storey mixed use property comprising of a ground floor retail unit together with two self-contained flats to the upper floors accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Office, two WCs. Kitchen

Basement Cellar – Not inspected

First Floor

Flat 1 Lounge/Diner, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor

Flat 2 Lounge, Kitchen, three Bedrooms, Bathroom/WC

Outside Yard to the rear.