



- **A mixed use investment producing in excess of £21,000 per annum.**

Description A commercial investment opportunity currently fully let and producing an income in excess of £21,000 per annum. A substantial three-storey mixed use property comprising of a ground floor retail unit, a garage/workshop, together with three one-bedroomed self-contained flats and two storage units 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, Store room, WC.

Garage Garage, Office, WC.

First Floor

Flat 1 Lounge, Kitchen, Bedroom, Bathroom/WC.

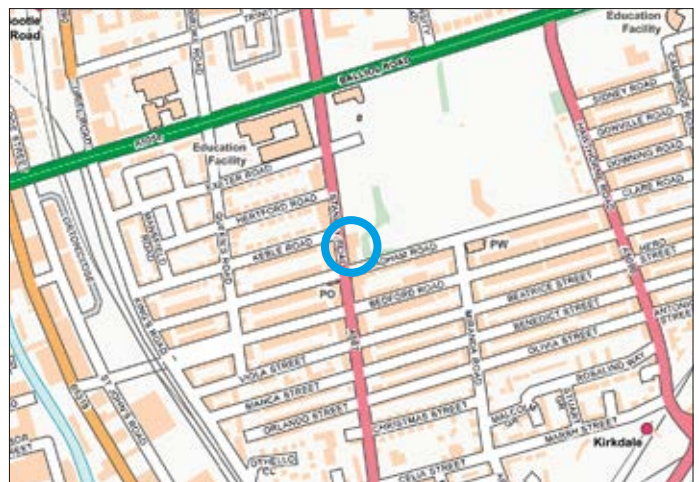
Unit 1 Office/Storage Room.

Unit 2 Office/Storage Room.

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

UNIT	RENT	LEASE
Shop (Discount Store)	£550 pcm	9 Year FRI Lease from 1/7/2018
Garage (Keeble Car Care)	£195 pcm	5 Year Lease from 19/2/2018
Unit 1	£130 pcm	Informal from 1/7/2018
Unit 2	£110 pcm	Informal from 2/11/2013
Flat 1	£263 pcm	AST from 13/12/2013
Flat 2	£260 pcm	AST from 30/4/2015
Flat 3	£285 pcm	AST from 1/4/2017
Total	£1,793.00 pcm / £21,516.00 pa	