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## 179 Linacre Road, Litherland, Liverpool L21 8JS \*GUIDE PRICE £50,000+



 Part-let mixed use investment producing £4,500 per annum. Potential income £9,700. Double glazing. Central heating. Electric rollers shutters.

Description A two storey middle terraced mixed use property comprising a ground floor retail unit together with a one bedroomed flat to the first and second floors. Accessed via a separate rear entrance. The property benefits from electric roller shutters, double glazing and central heating. The flat is currently let by way of an AST producing a rental income of £4,500pa. The shop is vacant and would be suitable for a number of uses, subject to any consents. Once fully let the total income would be approximately £9,700pa.



Not to scale. For identification purposes only

Situated Fronting Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Room, WC

First Floor Flat Hall, Bathroom/ WC, Lounge, Kitchen Second Floor Flat Bedroom

Outside Yard with access to flat