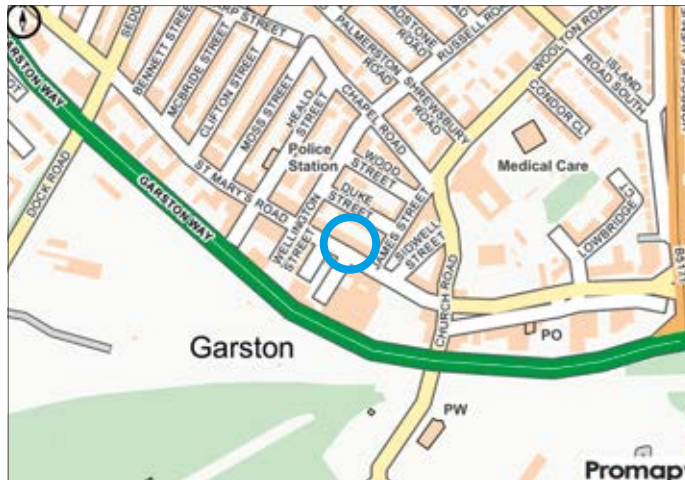


LOT
75

41 St. Marys Road, Garston, Liverpool L19 2JD

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Part-let commercial investment producing £14,500 per annum. Steel roller shutters. Potential rental income £21,000 per annum.**

Description A commercial investment producing £14,500pa. The property comprises a ground retail unit currently let by way of a 5 year lease until 2021 producing £10,440 per annum together with 1 x 4 bed apartment and 1 x 2 bedroomed apartment above accessed via a separate entrance. The two bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3,720pa. The property benefits from double glazing and steel roller shutters. The potential when fully let being in excess of £21,000pa.

Situated Fronting St Marys Road which is off Garston Way A561 in a popular and well established residential location within close proximity to local amenities and approximately 7 miles from Liverpool city centre.

Ground Floor Office/Storage accommodation.

First Floor 41 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

41a (Vacant) Hall, Lounge, Kitchen, four Bedrooms, Bathroom/WC.

Outside Rear Yard.