



Not to scale. For identification purposes only

- **Mixed use commercial investment producing £10,959 per annum. Double glazing, central heating, secure intercom system.**

**Description** A three storey mixed use investment opportunity currently producing £10,959 per annum. The property comprises a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate side entrance. The property benefits from double glazing and central heating, secure intercom system and electric roller shutters.

**Situated** In a popular suburb of Liverpool located approximately 4 miles east of the city centre. The property occupies a prominent position fronting Prescott Road (A57) one of the main arterial routes linking the city centre to the M62 motorway. Nearby occupiers include Tesco, HSBC, Boots, Greggs and a number of local traders.

**Ground Floor Retail Unit** Main Sales Area, 2 Rear Rooms, Kitchen/WC

**First Floor Flat** Landing, Kitchen, Wetroom/WC, Lounge,

**Second Floor** Two Bedrooms

**Outside** Yard to the rear.

**Joint Agent**  
Atlas Estates

