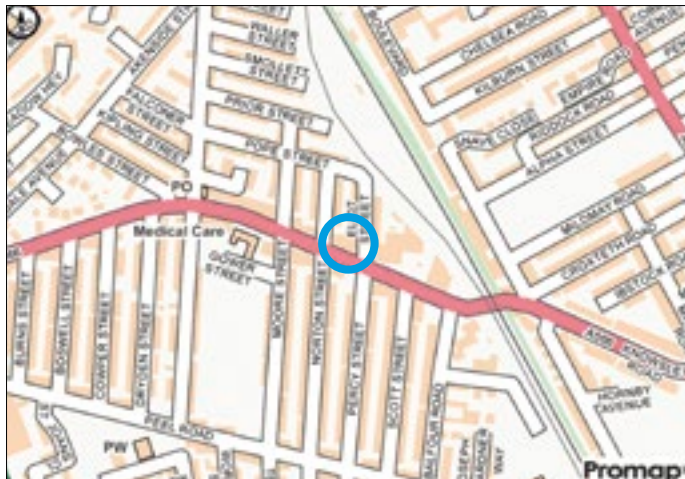


LOT

49

147 Knowsley Road, Bootle, Merseyside L20 4NJ

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Part let mixed use investment producing £4,800 per annum. Potential income when fully let £15,000 per annum. Double glazing. Central heating.**

**Description** A mixed use investment opportunity comprising a ground floor retail unit together with 2 self-contained flats above. The shop is currently let by way of a renewed 12 month tenancy producing £4,800 per annum. The flats are vacant and following modernisation would be suitable for letting. The property benefits from part double glazing and central heating. The potential rental income when fully let is approximately £15,000 per annum.

**Situated** Fronting Knowsley Road (A566) in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Beauty Room, Kitchen, WC.

**Flat** A Kitchen, Bedroom,

Stairs to first floor Lounge and Bathroom/WC.

**First Floor/Second Floor Flat B** Kitchen, Bedroom, Stairs to second floor Lounge, Bathroom/WC and Second Bedroom.

**Outside** Yard to Rear.

**Joint Agent**  
S. Vance & Co



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