

130 Linacre Road, Liverpool. L21 8JT

GUIDE PRICE £40,000 +



- **A part let mixed use investment property producing £4,080.00 per annum. Double glazing. Central heating. Electric roller shutter.**

Description A mixed use property comprising of a ground floor retail unit together with a one bedroomed flat to the first floor. The property benefits from double glazing, central heating and electric roller shutters. The flat is currently let producing a rental income of £4080.00 per annum. The shop would be suitable for a number of uses. When fully let the potential rental income is approximately £9000 per annum.



Not to scale. For identification purposes only

Situated Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

Cellar Not inspected.

Ground Floor Shop - Main sales area, 2 Rear rooms, WC.

First Floor Flat 130a - Lounge, Kitchen, Bedroom, Bathroom/ WC.

Outside yard to the rear