



Not to scale. For identification purposes only

- **Part let commercial investment producing £4,600 per annum. Potential income over £20,000pa.**

Description A three storey corner property comprising of a ground floor retail unit together with 3 self-contained units to the first and second floors accessed via a separate side entrance. The property benefits from majority double glazing and partial central heating. The ground floor shop and garage are both let on informal agreements producing £4,600.00 per annum. Following refurbishment the flats would be suitable for investment purposes with a potential income of £15,300 per annum.

Situated Fronting Windsor Street in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 2 miles from Liverpool City Centre.

Ground Floor Shop Main Sales Area, Kitchen, WC.

Ground Floor Flats Main Entrance Hallway. **Flat 1** Lounge/

Bedroom, Kitchen, Bathroom/WC.

First Floor Flat 2 Lounge/Bedroom, Kitchen, Bathroom/WC.

Second Floor Flat 3 Lounge/Bedroom, Kitchen, Bathroom/WC.

Outside Rear Yard.