



- **Part let mixed use investment producing in excess of £31,000 per annum.**

Description A substantial three storey mixed use property comprising of a ground floor retail unit together with four self-contained flats to the upper floors accessed via a separate entrance on Ashfield Road. The property is currently partially let producing in excess of £31,000 per annum. When fully let the potential rental income is approximately £37,000 per annum. The ground floor retail unit is currently let to 'Boots' by way of a 10 year Commercial Lease (IRI) from March 2010 producing £16,500 per annum. We are advised that the tenant will be renewing the Lease. Three of the flats are let by way of Assured Shorthold Tenancies producing £14,940 per annum. There is a planning application pending with Liverpool City Council to convert the residential units into a 9 bedroomed HMO – planning reference 19F/0466.

Situated Fronting Aigburth Road on the corner of Ashfield Road in a busy and prominent main road position within close proximity to all local amenities and approximately 4.5 miles from Liverpool City Centre.

Ground Floor Shop Main Sales Area, Rear Room, Ladies & Gents WC's, Kitchen Area, Rear Office, Stock Room.

Ground Floor Flats Main Entrance Hallway, Store Cupboard.

First Floor Flat 1 Lounge, Kitchen, Bedroom, Shower Room/WC.

First Floor Flat 2 Lounge, Kitchen, Bedroom, Shower Room/WC.

Second Floor Flat 3 Open Plan Kitchen/ Lounge, Bedroom, Shower Room/WC.

Second Floor Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC. Stairs to 3 Bedrooms.



Not to scale. For identification purposes only

Outside Yard to the rear

Joint Agent



DESCRIPTION	TENANTED	SIZE	RENT	LEASE TYPE	LEASE START DATE	LEASE EXPIRY DATE	NOTES
Commercial Unit	Boots	1195 Sq. Ft	£1,375 Pcm	Commercial Iri	01.03.2010	01.03.2020	Boots Have Informally Indicated They Wish To Renew Before Expiry
Flat 1	Yes	1 Bedroom	£425 Pcm	Ast	16.05.2019	16.11.2019	
Flat 2	Yes	1 Bedroom	£425 Pcm	Ast	13.10.2011	12.04.2012	Tenancy Is Now Periodic
Flat 3	Yes	1 Bedroom	£395 Pcm	Ast	07.05.2016	06.11.2016	Tenancy Is Now Periodic
Flat 4	Vacant	4 Bedroom	-	-	-	-	
TOTAL			£31,440 PA				