

LOT
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323 – 323a East Prescot Road, Liverpool L14 2DD

***GUIDE PRICE £55,000+**



Not to scale. For identification purposes only

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- **Mixed use investment producing £8,760 per annum. Double glazing. Central heating.**

Description A mixed use investment property producing a rental income of in excess of £8,760 per annum. The property comprises of a ground floor retail unit together with a studio flat above which is accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Ceca Glam' at a rental of approximately £4,380 per annum. The flat is let by way of an Assured Shorthold Tenancy on a rolling contract to a long term tenant at a rental of £4,380 per annum. The property benefits from double glazing, central heating and steel roller shutters.

Situated Fronting East Prescot Road (A57) close to its junction with Blackmoor Drive in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Main sales area, Kitchen, W.C.

First Floor Flat Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

Outside Rear yard.