



• **A mixed use investment producing £55,800 per annum**

Description A detached three storey corner property comprising of a ground floor commercial unit together with 5 self-contained flats (1 x studio and 4 x 1 bedroomed) accessed via a separate side entrance. At the time of our inspection all of the flats were let by way of Assured Shorthold Tenancies producing £23,400 per annum. The ground floor has a pro-contract lease agreement in place for a restaurant at a potential income of £32,400 per annum. It is currently undergoing the restaurant fit out with half the first years rent to be paid once works have been completed. The second floor is currently used as storage however could be converted to provide further accommodation, subject to gaining the necessary consents. The property benefits from double glazing, electric heating and fire alarms.

Situated In a prominent position of the corner of Devonshire Place and Station Road close to Runcorn town centre amenities and transport links.

Basement not inspected

Ground Floor Commercial Shop, Main Restaurant Area, Kitchen, WC's Main Entrance Hallway Studio **Flat** – Living/ Kitchen/Bedroom, Shower Room/WC

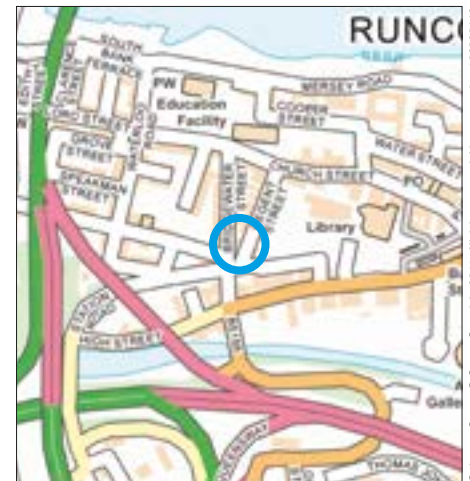
First Floor Flat 1 Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 2** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 3** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom **Flat 4** Open Plan Kitchen/Lounge, Shower Room/WC, Bedroom

Second Floor Storage Rooms

Outside Rear Yard/Parking

Note We Have been advised that the lease term on the restaurant will be for a term of 10 years. Please refer to the legal pack for further information.

Joint Agent



Not to scale. For identification purposes only

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