

LOT  
**65**

**24 & 24a Carr Lane East, Liverpool L11 4SQ**

**\*GUIDE PRICE £45,000+**



Not to scale. For identification purposes only

- **Mixed use investment producing £13,000 per annum. double glazing. electric heating.**

**Description** The property comprises of a ground floor single storey kiosk together with a 1 bedroomed flat which is accessed via a separate side entrance. The whole property is currently let by way of a ? Lease at a rental of £13,000 per annum. The flat benefits from double glazing and electric heating.

**Situated** Fronting Carr Lane East on the corner of Hebdon Road close to local amenities and approximately 5 miles from Liverpool City Centre.

**Ground Floor** Kiosk Side entrance – Store room, office, **Flat** access

**First Floor Flat** Kitchen, Through Lounge/Dining room, Bathroom, Separate W.C, Bedroom.

**Outside** Yard, Garage, W.C.

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