

LOT
76

497 Rice Lane, Liverpool L9 8AP

***GUIDE PRICE £150,000+**



Not to scale. For identification purposes only

- **Part let commercial investment producing approximately £6,600.00 per annum.**

Description A substantial three storey end of terrace property comprising of a ground floor double fronted retail unit which is currently let by way of a 3 year lease producing approximately £6,600.00 per annum. To the first and second floors accessed via a separate side entrance there are 9 rooms with a kitchen and 2 bathrooms which would be suitable as a HMO Investment Opportunity or conversion to provide self-contained flats, subject to any necessary consents. If the property was let to 7 tenants at £75pppw the potential gross income would be approximately £34,000 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Rice Lane (A59) on the corner of Eskdale Road a popular location close to all local amenities, Walton Vale, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool City Centre.

Cellar Not inspected

Ground Floor Shop Main Sales

Area, 2 Offices, Kitchen/Diner WC.

First Floor 4 Rooms, Shower Room/WC. Kitchen, Separate WC

Second Floor 5 Rooms, Bathroom/WC.

Outside Yard to the rear.