

LOT

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126 Linacre Road, Liverpool L21 8JT

\*GUIDE PRICE £40,000+



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Not to scale. For identification purposes only

- **A part let mixed use investment property producing £3,360.00 per annum.**

**Description** A three storey mixed use property comprising of a ground floor retail unit together with a 2 x studio flats to the upper floors. The ground floor is currently let to The Sweet Joint producing an income of £3360.00 per annum. The upper floors are in need of refurbishment and modernisation works and when fully let the potential rental income would be approximately £11,500 per annum.

**Situated** Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool City Centre.

**Ground Floor Shop** Main sales area, 2 Rear rooms, WC.

**First Floor Flat 126a** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Second Floor Flat 126b** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Shared rear yard.