



Not to scale. For identification purposes only

- **Mixed use investment opportunity. Potential HMO. double glazing. Central heating**

Description A three storey plus basement mixed use investment opportunity which consists of a commercial unit which previously traded as a Café together with a 6 bed HMO investment opportunity to the first and second floors, accessed via a separate side entrance. The property benefits from double glazing and central heating and would be suitable for a number of uses, subject to any relevant consents. Once the property was modernised the potential rental income is approximately £35,000 per annum.

Situated Fronting Derby Road (A565) on the corner of Millers Bridge approximately 2 miles from Liverpool City Centre.

Ground Floor Café - Main Sales Area with 30 covers, Prep Room, Kitchen, WC

First Floor 3 Rooms, Bathroom/WC, Laundry Room, Kitchen

Second Floor 3 Rooms, Bathroom/WC, Kitchen