

LOT

22

125/125a Windsor Street, Liverpool L8 8EF

GUIDE PRICE **£120,000+**\*

COMMERCIAL INVESTMENT

- Par let commercial investment producing £4,600 per annum with three self-contained flats
- Potential rent £20,000pa

A three storey corner property comprising a ground floor retail unit together with 3 self-contained units to the first and second floors accessed via a separate side entrance. The property benefits from majority double glazing and partial central heating. The ground floor shop and garage are both let on informal agreements producing £4,600.00 per annum. Following refurbishment the flats would be suitable for investment purposes with a potential income of £15,300 per annum. Total potential rental income is approximately £20,000 per annum.

**Situated** Fronting Windsor Street in a popular and well established location within close proximity to local shopping amenities, schooling, transport links and approximately 2 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Kitchen, WC.

**Ground Floor Flats** Main Entrance Hallway. **Flat 1**

Lounge/Bedroom, Kitchen, Bathroom/WC.

**First Floor Flat 2** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Second Floor Flat 3** Lounge/Bedroom, Kitchen, Bathroom/WC.

**Outside** Rear Yard.

