



- A mixed use commercial investment opportunity currently producing a total rental income of £14,200 per annum
- Electric roller shutters

A mixed use commercial investment opportunity currently producing a total rental income of £13,623 per annum which is increasing to £14,223 per annum from 1st January 2020. A three storey end terraced property in a prominent position comprising a retail unit with ancillary accommodation above. The property is let to a long standing tenant who has been there for 20 years and signed a new lease dated 2020 for 5 years producing a rental income of £6,200 per annum. The property benefits from electric roller shutters. There is a telecom aerial to the upper floor producing an additional rental income of £8,023 per annum.

Situated Fronting Woolton Street at its junction with Mason Street in a prominent main road position in the middle of Woolton Village. Liverpool city centre is approximately 6.5 miles away.

Ground Floor Shop Main Sales Area, Rear Room/Office, Kitchen Approximately 420 sq ft

First Floor One Room/Office, WC Approximately 244 sq ft

Second Floor One Further Room, WC Approximately 210 sq ft

Third Floor/Outside One Room Roof – Telecom mast

