

LOT  
**50**

53 St. Marys Road & 46 Wellington Street, Garston, Liverpool L19 2NJ

GUIDE PRICE **£200,000+\***

COMMERCIAL INVESTMENT



- Part let mixed use investment opportunity
- Potential rental income £25,000 per annum

TO BE OFFERED AS ONE LOT AND IF NOT SOLD TO BE OFFERED INDIVIDUALLY.

A mixed use investment opportunity with a potential total rental income of approximately £25,000 per annum.

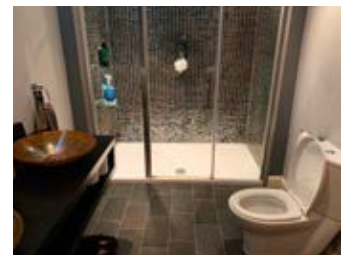
**53 St Marys Road GUIDE PRICE £140,000+** The property comprises two ground floor retail units together with a three bedroomed luxury flat above with a decked roof terrace plus garage/warehouse with potential to convert to residential use, subject to any consents. One retail unit is currently let as a clothes shop on a 10 year lease which was renewed in Jan 2019 producing a rental income of £4,080 per annum and the other is let as a nail salon producing £5,400 per annum. The flat will be sold with vacant possession and benefits from double glazing, air conditioning system, grassed/decked roof terrace and hot tub.

**46 Wellington Street GUIDE PRICE £60,000+** The property comprises a vacant two bedroomed detached property with a large fitted open plan lounge/Kitchen with adjoining grassed/decked roof terrace accessed via a rear workshop/warehouse with potential. Viewing is strongly recommended to appreciate the condition and potential!

**Situated** Fronting St Marys Road on the corner of Wellington Street which is off Garston Way A561 in a popular and well established location within close proximity to local amenities, transport links and approximately 7 miles from Liverpool city centre.

**Ground Floor Salon 53b**  
Main Sales Area, Beauty Room, Kitchen/WC Clothes Shop  
**53**  
Main Sales Area, Rear Room, WC  
Rear Garage – Access to Flat 53a  
Hallway, Utility Room, Gym/  
Office/Study

**First Floor Flat 53a** Hall, Open



Plan Lounge/Kitchen/Diner,  
Three Bedrooms (one with En  
Suite Shower Room/WC and  
Walk In Wardrobe), Separate  
WC, Hot Tub with grassed Roof  
Garden and Decked Patio

**46 Wellington Street**  
**Ground Floor** Hall, Utility



Room, Two Bedrooms, Bathroom with a freestanding bath and walk in shower/WC

**First Floor** Large open plan lounge/Kitchen with patio doors leading to decked/grassed roof terrace.