

LOT
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68 Breck Road/2a St. Andrews Road, Anfield, Liverpool L4 2RB

GUIDE PRICE **£50,000+***

COMMERCIAL INVESTMENT

- A mixed use investment producing £10,700.00 per annum
- Double glazing

A three storey mixed use investment property comprising a ground floor retail unit currently trading as “The Breakfast Café together with 2 self-contained flats to the first floor and second floors, accessed via a separate side entrance. The café is currently let by way of a Lease which is holding over and both flats let by way of Assured Shorthold Tenancies producing a rental income of approximately £10,700.00 per annum. The property benefits from double glazing.

Situated Fronting Breck Road within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Café Main Sales Area, Kitchen, WC.

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Outside Yard to the rear.

