



- Mixed use investment opportunity producing approx £34,000 per annum • Good condition
- Double glazing • Central heating • Steel roller shutters

A mixed used investment opportunity currently fully let producing £33,280 per annum. A substantial three-storey corner property comprising two ground floor retail units together with four self-contained flats above (2 × three bed, 1 × two bed, 1 × one bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5 year lease commencing January 2019 at a rental of £7,000 per annum. The second retail unit is occupied by 'Mini Chic Boutique' by way of a 5 year Lease commencing January 2019 at a rental income of £5,400 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £19,680 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

Ground Floor Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the city centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Gyros Grill Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft)
Shop Mini Chic Boutique Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

First Floor Flat 1 Open plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC. (512sq.ft)
Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC. (405sq.ft)

Second Floor Flat 3 Open plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC. (656sq.ft)

Flat 4 Open plan Lounge/ Kitchen, three Bedrooms, Bathroom/WC. (816sq.ft)

Outside Yard to the rear

Property	Rental income
542	Peppercorn on 80 year lease
544 'Mini Chic Boutique'	£5,400 per annum
546 'Gyros Grill'	£7,000 per annum
Flat 1	£3,600 per annum
Flat 2	£4,080 per annum
Flat 3	£6,000 per annum
Flat 4	£6,000 per annum