



- A mixed use investment opportunity currently part let producing £24,600 per annum
- Double glazing
- Electric heating
- Roller shutters.

A mixed use investment opportunity currently part let producing £24,600 per annum. When fully let the potential income being in excess of £34,200 per annum. The property comprises of a three storey plus basement corner building arranged as a ground floor retail unit together with 4 self-contained flats above (3 x 1 bed an 1 x 2 bed) accessed via a separate side entrance. The retail unit is currently occupied by 'Go Local' let by way of a 6 year lease until 2022 at a rental of £15,000 per annum. Flat 2 and 3 are currently let by way of Assured Shorthold Tenancies at a rental of £9,600 per annum. Two of the flats are vacant however have previously been let on an air bnb basis at a guaranteed rental of £1500 per month. There is opportunity to let these flats by way of Assured Shorthold tenancies at a rental of £9,600 per annum. The property benefits from steel roller shutters, double glazing, electric heating and will be sold fully furnished.



**Situated** Fronting Walton Breck Road on the corner of Burnand Street in an established residential location within walking distance of Liverpool Football Club and approximately 2 miles from Liverpool City Centre.

**Basement**

**Ground Floor Shop** – Main Sales Area, Rear room, WC. Side Flat access – Utility room.

**First Floor Flat 1** – Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

**Flat 2** – Open Plan Lounge/Kitchen, Shower room/WC, Bedroom.

**Second Floor Flat 3** – Lounge, Kitchen, Shower room/WC, Bedroom.

**Flat 4** – Open Plan Kitchen/Diner, Shower room/WC, Bedroom.

**Third Floor** Further Bedroom, Lounge.

**Outside** Yard to the Rear.

