

LOT
67

168 Warbreck Moor/2a,b&c Melling Avenue, Liverpool L9 0HZ

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

- A mixed use investment opportunity producing £18,200 per annum
- Double glazing, central heating
- Electric roller shutters.

A three storey mixed use investment opportunity producing £18,200 per annum. The property comprises of a ground floor retail unit together with 3 self contained flats above, accessed via a separate side entrance. The ground floor shop has recently been refurbished and benefits from new flooring throughout, electric roller shutters, double glazing and central heating and is currently let by way of a 3 year lease until May 2022. The flats also benefit from double glazing and central heating and are currently let by way of periodic tenancies producing a total of £11,700 per annum.

Situated Fronting Warbreck Moor (A59) and on the corner of Melling Avenue on a busy main road position close to Walton Vale amenities, Aintree Racecourse and approximately 5 miles from Liverpool City Centre.

Ground Floor Shop – Hairdressers – Main Sales area, Beauty room, WC, Kitchen.

First Floor Flat 2B – Lounge,

Kitchen, Bedroom, Bathroom/WC.

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

Ground Floor Flat 2C (Studio Flat) – Kitchen, Bathroom/WC, Lounge/Bedroom (no central heating).

Outside Yard to Rear.

