

LOT  
**48**

45/45a Booker Avenue, Liverpool L18 4QZ

GUIDE PRICE **£150,000+\***

COMMERCIAL INVESTMENT

- A mixed use investment property producing £14,500.00 per annum

A mixed use investment currently fully let producing a rental income of £14,500.00 per annum. The property comprises a ground floor retail unit currently let on a FRI lease for a term of 12 years from November 2018 producing £8,500 per annum. To the first floor is a two bedroomed self-contained flat, accessed via a separate side entrance let by way of an Assured Shorthold Tenancy producing £6,000.00 per annum.

**Situated** Fronting Booker Avenue in a very popular and well established location close to local amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor** (45 Booker Ave)  
Shop 92 sq.m. (990 sq.ft.)

**First Floor** (45a Booker Ave)  
Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Yard to the rear

