

LOT  
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6a Childwall Abbey Road, Childwall, Liverpool L16 0JN

GUIDE PRICE **£175,000+\***

COMMERCIAL INVESTMENT

- A part let mixed use property currently producing £13,250 per annum
- Double glazing
- Electric roller shutters

A part let mixed use investment opportunity currently producing £13,250 per annum. The property comprises a ground floor retail unit currently trading as 'Bargain Booze' together with a two bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from double glazing and electric roller shutters. The rental is currently let by way of a 20 year lease commencing May 2017 with a rent review due May 2022. The property is currently available however following a scheme of refurbishment works would be suitable for occupation or investment purposes with a potential rental income of approximately £6,000 per annum. The garage to the rear of the property is let separately at a rental income of £96.00 per annum.

**Situated** Fronting Childwall Abbey Road in a very popular and well established location within a parade of similar units close to location amenities and transport links approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main sales area, Rear room. Storeroom, WC

**Ground Floor Flat** Kitchen, two Bedrooms, Lounge, Bathroom/WC.

**Outside** Yard with access to the flat and garage.

