

LOT
35

86 Prescot Road, Fairfield, Liverpool L7 0JA

GUIDE PRICE **£70,000+***

COMMERCIAL INVESTMENT

- **Mixed use investment producing £10,200 per annum**
- **Double glazing**
- **Central heating**

A three storey mixed use investment opportunity which comprises a ground floor retail unit together with a three bedroomed flat above which is fully let producing a total income of £10,200 per annum. The retail unit is currently let as a Hot Food Takeaway, by way of a 15 year lease from 2017 producing £4,800 per annum. The flat is let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The flat is accessed via a separate rear entrance and benefits from double glazing and central heating.

Situated Fronting Prescot Road (A57) in a busy prominent main road position within close proximity to local amenities, transport links and approximately 4 miles from Liverpool city centre.

Second Floor Three Bedrooms.

Outside Rear Yard, WC.

Ground Floor Shop Main Sales Area, Kitchen/Preparation Room.

First Floor Flat (Accessed via Rear Entrance)
Kitchen, Lounge, Utility Room, Bathroom/WC.

