



- A mixed use commercial investment producing £17,900 per annum
- Double glazing
- Electric heating
- Garage

A mixed-use investment opportunity currently fully let producing £17,300 per annum A two-storey corner property comprising a ground floor retail unit currently trading as 'Best in Breeds' together with a two apartments accessed by a separate side and rear entrance (one x one bed and one x two bed). The property benefits from double glazing, electric heating, gardens, parking to the front forecourt, driveway and garage to rear. The ground floor is currently let by way of a 5 year lease producing £6,500 per annum and the two apartments are each let by way of Assured Shorthold Tenancies producing a total of £10,800 per annum.

Situated Fronting Knowsley Road on the corner of Alder Hey road in a popular and well established location within close proximity to local amenities and transport links.

Ground Floor Shop Main Sales area, Rear Room/ WC.
226A Entrance Hallway.
Flat 226B (to the rear) Lounge, Kitchen, Bedroom, Bathroom with walk in Shower/WC.

First Floor Flat 226A Lounge, Kitchen, two Bedrooms, Bathroom with walk in Shower/WC.

Outside Rear Garden. Outhouse.

