

LOT  
95

53/53a Lower Breck Road, Liverpool L6 4BX

GUIDE PRICE **£60,000+**\*

COMMERCIAL INVESTMENT

- Part let commercial investment producing £4,800.00 per annum
- Double glazing
- Central heating
- Steel roller shutters

A ground floor retail unit together with a one bedroomed flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and steel roller shutters. The ground floor has most recently been used as a Barber Shop and would be suitable for continued use or a variety of other uses subject to any necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy producing £4,800.00 per annum. When fully let the potential rental income would be approximately £9,600.00 per annum.

**Situated** Fronting Lower Breck Road in a popular and well established residential location within close proximity to local shopping amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool city centre.

**Flat** Entrance. Kitchen.

**First Floor** Lounge/Dining Room, Bedroom, Bathroom/WC.

**Outside** Rear Yard accessed via Flat.

**Ground Floor Shop** Main Sales Area, Kitchenette, WC.

