

LOT
92

134/136 Linacre Road, Litherland, Liverpool L21 8JT

GUIDE PRICE **£100,000+***

COMMERCIAL INVESTMENT

- Commercial investment opportunity producing £15,600 per annum
- Double glazing
- Central heating
- Electric shutters

A two storey end of terraced property comprising of two inter connecting retail units together with two × one bedroomed flats above, accessed via a separate side entrance. The ground floor is currently let by way of a 3 year Lease from 2019 at a rent of £6240 per annum. The flats are both let by way of Assured Shorthold Tenancies at a rent of £4,680 per annum. The total rental income is approximately £15,600 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated Fronting Linacre Road on the corner of Kilburn Street on a prominent main road position approximately 5 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area (two rooms knocked into one) rear room, storage cupboard, Kitchen, WC.

First Floor Flat 136a Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

Flat 136b Hall, Lounge, Kitchen/Diner, Bedroom, Bathroom/WC

Outside Communal Yard/Storage

