

LOT

2

193 Linacre Road, Liverpool L21 8JS

GUIDE PRICE **£65,000+***

COMMERCIAL INVESTMENT

- A commercial investment opportunity currently let producing £9,000 per annum

A three storey mid terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above benefiting from steel roller shutters, with double glazing and central heating in the flat. The whole property is currently let by 'Stanley News & Wines' who have been in situ for the past 2 years and have just signed a new 15 year lease at a rental of £9,000 per annum.

Situated Fronting Linacre Road in a popular residential location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Ground Floor Main sales area, WC, Rear room/Kitchenette.

First Floor Flat (rear entrance) Kitchen/Dining Room, Lounge, Bedroom, Bathroom/WC

Second Floor Bedroom.

Outside Yard to Rear.

