

LOT
45

265 Hawthorne Road, Bootle, Merseyside L20 3AP

GUIDE PRICE **£90,000+***

COMMERCIAL INVESTMENT

- A mixed use investment currently producing £14,200 per annum
- Double glazing
- Central heating

A three-storey middle terraced property comprising a ground floor retail unit together two self-contained flats above (one × one and one × three bedroomed) benefiting from double glazing, central heating and steel roller shutters. The shop is currently let by way of a 2 year lease from May 2020 producing £3,900 per annum and both flats are currently let by way of Assured Shorthold tenancies producing a total of £10,000 per annum. We have been advised there is also an advertising hoarding producing £300pa

Situated Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

Outside Yard to Rear.

Ground Floor Shop Main sales area. WC with basement
Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

First/Second Floor Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, three Bedrooms.

