



- Mixed use property producing £16,440pa
- Potential to achieve in excess of £25,000pa when fully let

A mixed use property currently producing £16,440 per annum with the potential to achieve in excess of £25,000 per annum when fully let. The property comprises two interconnecting ground floor retail units together with four self-contained flats above (one × two bed and three × one bed) accessed via two separate entrances. The property benefits from partial double glazing, electric heating and steel roller shutters. Flat 84a benefits from central heating. The retail unit is trading as 'Sign works' who have been in occupation for the past 29 years and have just signed a new 15 year lease at £6,000 per annum. Two of the flats are currently let producing £10,440 per annum and when fully let the potential income being £18,840.

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

Ground Floor Shop Two Sales areas, Rear office, Kitchen, WC.

First Floor (Separate side entrance) **Flat 84 B** Previously a bedsit (currently used as storage)

Flat 84 C Hall, Lounge, Shower room/WC, Kitchen, Bedroom.

Second Floor Flat 84 D Hall, Lounge, Shower room/WC, Kitchen, Bedroom. **Flat 84 E** Hall, Lounge, Shower room/WC, Kitchen, Bedroom.

Rear entrance **Flat 84a**
First Floor Flat Hall, Kitchen, Bathroom, Separate WC, Lounge/Dining room.



Second Floor Two Bedrooms.

Outside Rear yard.

