



**Description**

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 4 self-contained flats above (one x two bed and three x 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. There is also potential for an additional bedsit room. 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.

**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 2 Sales areas, Rear office, Kitchen, WC

**Separate side entrance  
First Floor**

84 B Previously a bedsit and potential to convert back.  
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 84a  
First Floor**

Flat Hall, Kitchen, Bathroom, Separate WC, Lounge/Dining room.



**Second Floor**

Two Bedrooms.

**Outside**

Rear yard.

