



Description

A mixed-use investment opportunity currently fully let and producing £32,590 per annum comprising a substantial three-storey corner property with two ground floor retail units together with two x one bedroom and two x two bedroom self-contained flats above. There is also an advertising hoarding let to Wrexham Signs producing £250.00 per annum. Ladbrokes occupies one of the ground floor retail units by way of a renewed 10 year lease commencing July 2020, with a 5 year break clause, producing £7,500 per annum. The second retail unit has operated as a take-away since 2008 and is currently let by way of a 5 year lease commencing November 2019 at a rental income of £5,700 per annum. Both retail units benefit from electric steel roller shutters. All four flats are let by way of Assured Shorthold tenancies producing a total of £19,140 per annum (three x £400pcm and one x £395pcm), all benefit from double glazing and have an EPC rating of D.

Situated

Fronting Hawthorne Road and on the corner of Beatrice Street in a prominent main road position close to local amenities and transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

- 1) Ladbrokes
- 2) Real Taste takeaway

First Floor

Flat 1 Lounge, Kitchen, Bedroom, Shower room/WC with Quantum programmable storage heaters

Flat 3 Lounge, Kitchen, two Bedrooms, Bathroom/WC with Quantum programmable storage heaters

Flat 4 Lounge, Kitchen, two Bedrooms, Bathroom/WC with Quantum programmable storage heaters



Second Floor

Flat 2 Lounge, Kitchen, Bedroom, bathroom/WC with gas central heating

