

LOT
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294 Breck Road, Everton, Liverpool L5 6QB

GUIDE PRICE **£65,000+***

MIXED USE

Description

A freehold three-storey mixed use investment opportunity comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first and second floors. The property benefits from manual shutters. The shop has traded as an Opticians for over 80 years. The property is in need of a full scheme of refurbishment works and upgrades which once completed would be suitable for a number of uses, subject to any necessary consents. The potential rental income when fully let is approximately £12,000 per annum.

Situated

Fronting Breck Road in a popular and well established residential location close to local amenities Liverpool Football Club and transport links. Approximately 3.5 miles to Liverpool city centre.

Ground Floor

Shop Main Sales Area, two Rear Rooms

Outside

Yard to the rear

First Floor

Kitchen, WC

Flat Kitchen, Lounge

Second Floor

Flat Bathroom/WC, two Bedrooms

