

LOT
46

21 & 21a Church Road, Wavertree, Liverpool L15 9EA

GUIDE PRICE **£225,000+***

MIXED USE

Description

A three storey mixed use investment opportunity currently producing £8,000 per annum with the potential to produce £23,000 per annum when fully let. The property comprises a ground floor shop unit currently trading as 'Adams Vets' by way of a 20 year Lease from 2009 producing £8,000 per annum situated on the right hand side interconnecting with number 19 which is not included in the sale. To the first and second floor there is a three bedroom self-contained flat, accessed via a separate front entrance. The flat has until recently been fully let and We are advised by the vendor that potentially this could be relet prior to the auction by way of an Assured Shorthold Tenancy for a term of 12 months producing £15,000 per annum and benefitting from double glazing, central heating and an alarm system.

Situated

Fronting Church Road which in turn is off Allerton Road in a popular and well established residential location close to local amenities, The Penny Lane Shopping Centre and transport links. Approximately 3.6 miles from Liverpool city centre.

Ground Floor

Shop Various Rooms

Second Floor

Flat Two Letting Rooms

First Floor

Flat Communal Lounge, one Letting Room, Shower/WC, Kitchen, Utility Room

Outside

Rear Yard (for Number 21)

