

LOT  
**46**

ON BEHALF OF LPA RECEIVERS

**267 Kensington, Liverpool L7 2RG**

GUIDE PRICE **£150,000+\***

COMMERCIAL INVESTMENT

### Description

A mixed use premises comprising a ground floor retail unit currently trading as 'Kensington Stock Clearance' with two x one bedroomed self contained flats above benefiting from central heating and partial double glazing. We understand one of the flats is let however we can not confirm the rental income. The shop produces a rental income of £6,000 per annum

### Situated

Fronting Kensington (A57) in a popular and well established residential location close to local amenities, Jubilee Sports Bank and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Rear Room, Kitchenette, WC

### First Floor

**Flat 1** Hall, LR/Kitchen, Separate WC, Bedroom with En Suite Bathroom/WC

### Second Floor

**Flat 2** Sutton Kersh have not internally inspected the property and can not confirm the details of the accommodation.

### Outside

Yard to rear

### Note

At the time of print we do not have details of the occupational tenancies but will endeavour to provide these prior to the auction. Prospective purchasers should check the legal pack and addendum

