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89 Woolton Road, Garston, Liverpool L19 6PL

GUIDE PRICE **£85,000+***

MIXED USE

Description

A two storey terraced property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate front entrance. The shop is currently let as a Dog Grooming Parlour by way of a 5 year Lease from 2019 at a rental income of £5,250 per annum. The flat is vacant and suitable for investment purposes. The property benefits from double glazing and central heating. The potential rental income when fully let is approximately £11,000 per annum.

Situated

Fronting Woolton Road within a parade of similar units close to Liverpool Parkway train station and approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC

First Floor

Flat Living Room, Kitchen, two Bedrooms, Bathroom/WC

Outside

Yard to the rear

EPC Rating

Flat – D Shop – TBC

