

LOT
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808–810 Queens Drive, Stoneycroft, Liverpool L13 4BT

GUIDE PRICE **£175,000+***

MIXED USE

Description

A part let two storey middle terraced mixed use property comprising a ground floor retail unit previously used as a chip shop together with a two bed flat above, accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy producing £6,900pa. The property is in good order and benefits from double glazing, CCTV, fire alarm and roller shutters. The flat above also benefits from electric heating. All fixtures, fittings and equipment in the Chip Shop is included in the sale and the property is ready for immediate occupation with a potential rental income of approximately £10,000pa. When fully let the potential rental income is approximately £17,000pa. The property is not elected for VAT.

Situated

Fronting Queens Drive close to its junction with Edge Lane Drive in a popular and well established location within close proximity to local amenities, Queens Drive Flyover and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Chip Shop – Kitchen, Store, Fridge Room, Staff Room with Kitchenette, WC, Storeroom.

First Floor

Flat Hall, Kitchen, Living Room, Shower Room/WC, two Bedrooms

Outside

Rear Yard with Outbuilding

EPC Rating

Shop – D
Flat – F

