

LOT
75

414 Prescott Road, Old Swan, Liverpool L13 3DA

GUIDE PRICE **£150,000+***

COMMERCIAL INVESTMENT

Description

A substantial three storey mixed use investment opportunity comprising a ground floor retail unit together with two x two bed self-contained flats above (accessed via a separate side entrance). There is also a rear garage suitable for storage with electric roller shutters and a potential rental income of £2,600 per annum. The property is currently fully let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,196 per annum. There is potential to increase the rents on the flats to £475/£500pcm each. The property benefits from double glazing, central heating and electric roller shutters.

Situated

Fronting Prescott Road (A57) on the corner of Gidlow Road within close proximity to local shopping amenities, Edge Lane retail park and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Salon Area, Kitchen, Beauty room, WC

First Floor

Flat B Open Plan Lounge/ Kitchen, Utility Room, Bathroom with Walk-In Shower/WC, two bedrooms

Second Floor

Flat A Hall, Open Plan Lounge/ Kitchen, Bathroom/WC, two bedrooms

Outside

Garage with Electric Roller Shutters

EPC Rating

Shop C. Flat A C. Flat B C



Council Tax Band

Flat A A. Flat B A