

LOT  
**42**

308 Longmoor Lane and 1 Tynville Road, Liverpool L9 9BZ

GUIDE PRICE **£90,000+**\*

MIXED USE

### Description

A two storey mixed use end of terraced property comprising a vacant ground floor retail unit together with a separately accessed one bedroom flat above. The flat is in good order and is let by way of an Assured Shorthold Tenancy producing a rental income of £5,100 per annum. The property benefits from double glazing, central heating and electric roller shutters and when fully let the potential rental income would be approximately £11,700 per annum.

### Situated

Fronting Longmoor Lane (A506) in a popular and well established location close to local amenities, schooling and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

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

### Council Tax Band

A

### First Floor

**Flat** Hall, Living Room, Kitchen,  
Bedroom, Shower Room/WC

### EPC Rating

**Shop** TBC  
**Flat** TBC

