

LOT
23

137/137a Knowsley Road, Bootle, Merseyside L20 4NJ

GUIDE PRICE **£75,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let producing a rental income of £9,600 per annum. The property comprises a ground floor retail unit currently trading as Bliss Tanning, together with a two bedroom self-contained flat to the first and second floors, accessed via a separate entrance. The property benefits from double glazing, central heating and electric roller shutters. The shop is let at £4,200 and the flat is let at £4,800.00 per annum.

Situated

Fronting Knowsley Road on the corner of Norton Street in a popular and well established residential area close to local amenities and transport links. Approximately 6 miles from Liverpool city centre .

Ground Floor

Shop Bliss Tanning: Main Sales Area, Beauty Rooms, Kitchen, WC

First Floor

137a Flat Lounge, Kitchen, Bathroom/WC

Second Floor

Two Bedrooms

Outside

Shared Rear Courtyard

Council Tax Band

A

EPC Rating

137 TBC. 137A TBC

