

LOT  
**107**

166 Warbreck Moor, Liverpool L9 0HZ

GUIDE PRICE **£165,000+**\*

MIXED USE

### Description

A three storey middle terraced property comprising of a ground floor retail until together with 3 self-contained flats above accessed via a separate front entrance (1 x 1 bed and 2 x 2 bed). The property benefits from steel roller shutters, double glazing and electric heating. One of the flats is currently let by way of an Assured Shorthold tenancy at a rental of £4,200 per annum. When fully let the potential income being in excess of £25,140 per annum.

### Situated

Fronting Warbreck Moor in a popular and well established location, close to local amenities and transport links.

### Ground Floor

**Shop** - Main sales area, Rear room, Kitchen, W.C.

**Flat 1** - Lounge, Kitchen, Bedroom, Bathroom/W.C.

### First Floor

**Flat 2** - Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

### Second floor

**Flat 3** - Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.

### Outside

Rear yard.

### Note

Please note Sutton Kersh have not internally inspected the property. All information has been provided by the vendor

### EPC Rating

Shop - TBC Flats - TBC

### Council Tax Band

Flats A, B & C - A

