

LOT
104

1 Bowring Park Road and 2a Rockville Road, Liverpool L14 3LP

GUIDE PRICE **£150,000+***

MIXED USE

Description

A mixed use investment opportunity currently fully let and producing £13,600 per annum. The property comprises a two storey corner property providing a ground floor retail unit trading as a Newsagent by way of a 10 year lease from October 2020 at a rental income of £7,000 per annum. To the upper floor there is a two bedroomed self-contained flat, accessed via a separate side entrance and let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. The property benefits from double glazing, central heating and roller shutters.

Situated

Fronting Bowring Park Road on the corner of Rockville Road in a very popular location close to local amenities, schooling and transport links including Broad Green train station. Liverpool city centre is approximately 4.5 miles away.

Ground Floor

Shop Main Sales Area, Stock Room, Kitchen/WC

Council Tax Band

TBC

First Floor flat

2a Rockville Road Hallway, Living Room, Kitchen/Diner, Two Bedrooms, Bathroom/WC

EPC Rating

Shop C. Flat E

Outside

Shared Rear Yard.

