

LOT  
**68**

75 Eccleston Street, Prescot, Merseyside L34 5QH

GUIDE PRICE **£135,000+\***

COMMERCIAL INVESTMENT

### Description

A two storey mixed use corner property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first floor accessed via a separate rear entrance. The property benefits from steel roller shutters and partial central heating (in the flat). The shop is currently let by way of a 10 year lease and trading as 'The Brazillian Waxing Studio' producing a rental income of £7,800 per annum. The flat is currently vacant. When fully let the potential rental income is approximately £15,600 per annum.

### Situated

On the corner of Chapel Street in Prescot town centre, a popular location surrounded by local amenities and approximately 10 miles from Liverpool city centre.

### Cellar

Not inspected

### Outside

Yard to the rear.

### Ground Floor

**Shop** Main Reception Area, four Beauty Rooms, WC.

### EPC Rating

**Shop** TBA. **Flat** D

### First Floor

**Flat** Lounge, Kitchen/Dining Room, two Bedrooms, Shower Room/WC.

### Council Tax Band

**Flat** A

