

LOT
34

222/222a Picton Road, Wavertree, Liverpool L15 4LL

GUIDE PRICE **£125,000+***

MIXED USE

Description

A vacant mixed use investment opportunity comprising a ground floor retail unit which has been trading as the Whistle Stop Café for many years, together with a self-contained flat above accessed via a separate side entrance. The property benefits from steel electric roller shutters, central heating in the shop and Electric heating to the flat. The flat is in need of repair and modernisation and once refurbished would be suitable for letting purposes with a potential income of approximately £6,000 per annum. When fully let the potential rental income is approximately £13,500 per annum

Situated

Fronting Picton Road on the corner of Wellington Grove in a popular residential location on a busy main road being one of the main arteries into Liverpool city centre approximately 2.5 miles away.

Ground Floor

Café with 30 covers, Kitchen Area, Ladies and Gents WC's.

First Floor Flat

222a Kitchen/Diner, Bathroom/WC, Lounge, Bedroom, Office/Study

Outside

Yard to rear

EPC Rating

TBC

Council Tax Band

Flat A

