

LOT  
**10**

**107 Picton Road & 1a/1b Stevenson Street, Liverpool. L15 4LF**

**COMMERCIAL INVESTMENT**

Guide Price **£90,000 +**



**A three storey mixed use corner property comprising of a ground floor retail unit which is currently let on an Assured Shorthold Tenancy at a rental of £6,000 per annum and benefits from steel roller shutters. To the upper floors via a separate entrance there are two x 2 bedroomed flats which are both currently let on Assured Shorthold Tenancies at rents of £2640.00 and £3180.00 per annum. To the side of the property there is also a workshop/retail unit which until recently was let at £200.00 pcm. The annual rental income being in excess of £14,200.**

**Situated**

Fronting Picton Road on the corner of Stevenson Street on a busy main road position and in a popular and well established location approximately 4 miles from Liverpool City Centre.

**Ground Floor**

Shop – Main Sales Area, 2 Rear Rooms/Kitchen/WC. Workshop/Unit – Main Room/WC.

**First Floor**

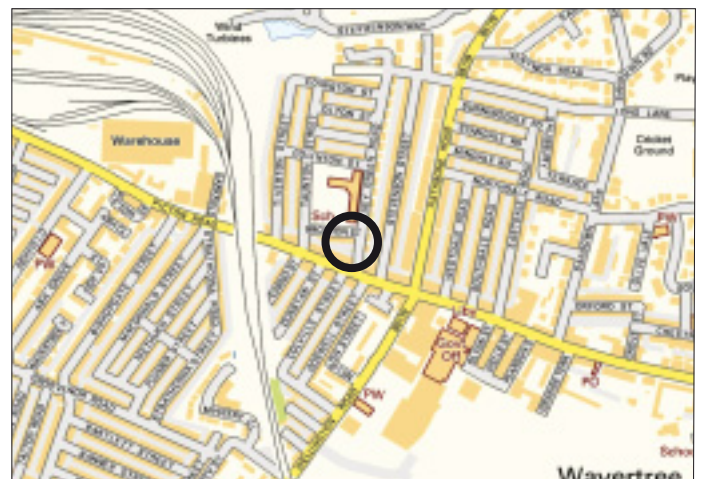
Flat 1 – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

**Second Floor**

Flat 3 – Hall, Living Room, Kitchen, 2 Bedrooms, Bathroom/W.C.

**Outside**

Yard to the rear.



Not to scale. For identification purposes only

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