6 Woodlands Square & 4 Healey Close, Liverpool L27 5RZ

COMMERCIAL INVESTMENT

Guide price **£50–60,000**



A two storey middle terrace mixed use property consisting of a ground floor shop unit currently trading as Woodlands Supper Bar on a 30 day licence, however the tenants have been there for over eight years and wish to remain and are willing to sign an extended lease. The current rental income is £5,200.00 per annum. To the first floor there is two bedroomed flat above which has recently been refurbished and currently let by way of an Assured Shorthold Tenancy at a rental of £4,680.00. The property benefits from double glazing and electric steel roller shutters. The annual rental income being in excess of £9,880.00.



Not to scale. For identification purposes only

Situated

Fronting Woodlands Square within a parade of shops just off Wood Lane and within close proximity to Belle Vale Shopping Centre.

Ground Floor

Main sales front, Prep room, Kitchen, WC

First Floor

Flat Hall, two Bedrooms, Bathroom/

WC, Open plan Lounge/Kitchen diner with balcony.

Outside

Rear parking.