

LOT
49

98, 100 & 102 Linacre Road, Liverpool L21 8JU
COMMERCIAL INVESTMENT

Guide price **£125,000 +**



A substantial three storey end of terraced mixed use property comprising of 3 ground floor retail units together with 4x1 and 1x2 bedroomed self contained flats above. One of the ground floor units is currently let by way of a 2 year lease at a rental of £4420.00. Three of the flats are currently let by way of Assured Shorthold Tenancy producing an annual rental income of £11,700 per annum. The potential annual rental income when fully let is in excess of £28,000. The property has recently been refurbished and benefits from steel roller shutters to the ground floor units, partial double glazing and central heating.

Situated

Fronting Linacre Road on a busy main road position within close proximity to Bootle Strand Shopping Amenities and approximately 5 miles from Liverpool City Centre.

No 98

Shop main sales area, Rear room, W.C, Kitchen, Workshop.

No 98a Flat with its own entrance

Lounge, 2 Bedrooms, Kitchen, Bathroom/W.C with walk in shower.

No 100

Ground Floor

Shop main sales area, Rear store room, W.C, Kitchen. Rear Store with Kitchen and WC. First Floor

Flat 1 – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C. Second Floor

Flat 2 – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C.

**No 102
Ground Floor**

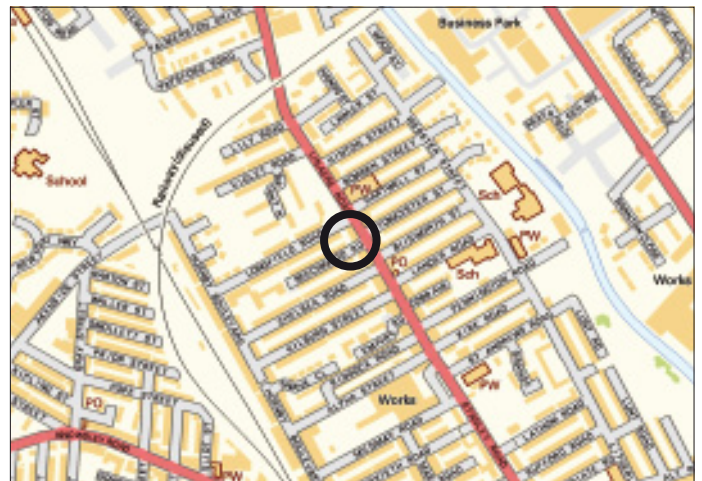
Shop main sales area, Store Room/WC. First Floor

Flat 1 – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C. Second Floor

Flat 2 – Open plan Living room/Kitchen, Bedroom, Bathroom/W.C.

Outside

Yard to the rear.



Not to scale. For identification purposes only