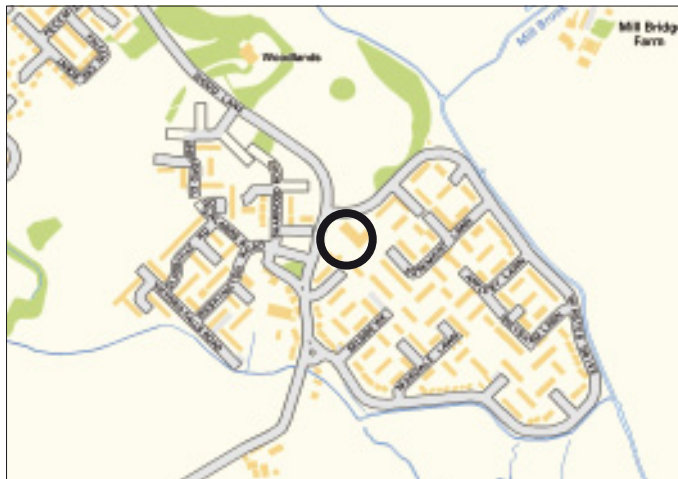


LOT  
**69**

## 5 Woodlands Square & 3 Healy Close, Liverpool L27 5QP

COMMERCIAL INVESTMENT

Guide price **£55,000–£60,000**



Not to scale. For identification purposes only

**A two storey mixed use property comprising of a ground floor retail unit together with a 2 bedroomed self contained flat above. The shop is currently let by way of a 5 year lease at a rental of £5200 per annum. To the first floor there is a 2 bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4800.00 per annum. The annual rental income is in excess of £10,000. The property is in good order and benefits from electric steel roller shutters and double glazing.**

### **Situated**

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

### **Ground Floor**

**Shop** – Main Sales Area, Rear Room, WC.

### **First Floor**

**Flat** – Hall, Lounge, Kitchen, Bathroom/WC, 2 Bedrooms.

### **Outside**

Parking to the rear.