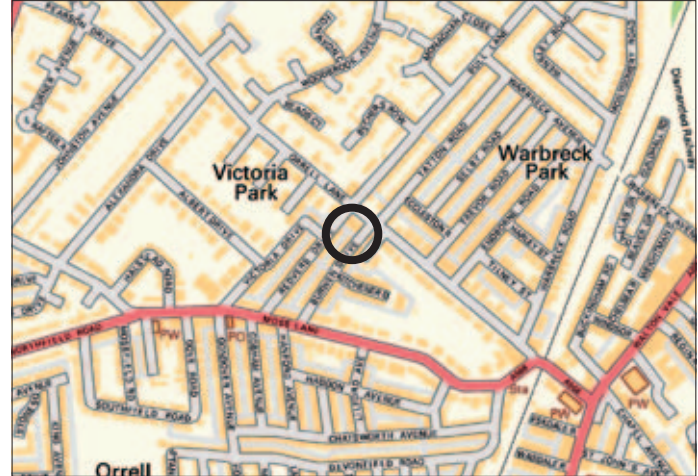


LOT
73

77 Orrell Lane, Liverpool L9 8BX MIXED USE INVESTMENT

Guide price **£75,000+**



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Not to scale. For identification purposes only

A three storey dormer style mixed use property comprising a ground floor retail unit together with two self-contained flats above. The shop was previously used as a Bookmakers and is now vacant and would be suitable for a number of uses subject to the necessary consents. The property benefits from double glazing, air conditioning, electric roller shutters and a secure intercom system for flats. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4680 per annum.

Situated

Fronting Orrell Lane on a busy main road position in an established residential location offering easy access to Walton Vale amenities, Orrell Park Train Station, schooling as well as both Anfield and Goodison Football Clubs.

Ground Floor (No. 77)

Shop Main Sales Area, Disabled WC, Kitchen, WC, Rear Office.

First Floor (No. 77) accessed via separate entrance

Flat 1 Open Plan Lounge/Kitchen, Shower/WC, Bedroom.

Flat 2 Open Plan Lounge/Kitchen, Bathroom/WC, two Bedrooms.

Outside

Yard to the rear.