



A mixed use retail/residential investment currently producing £36,880 per annum. The premises comprise a substantial corner building currently arranged as a ground floor retail unit with basement, together with two self contained four bedroomed flats on the first and second floors. The property has recently been refurbished including central heating, double glazing, new kitchens and bathrooms.

Situated

The property is located at the junction of London Road and Moor Place. Lime Street Station, Liverpool John Moors University and University of Liverpool are close by. London Road is a well established retail/residential centre with occupiers including TJ Hughes, Subway, Tesco, Benson for Beds, together with a host of local traders.

FLOOR	ACCOMMODATION	TENANT	LEASE FROM	LEASE TO	RENT £ PA
Ground/ Basement	Basement (not inspected) Sales Area 67.19m ² (723 sq ft) Kitchen, WC's	Spencer Mason (carpet retailer)	22nd June 2013	21st June 2018	£8,500.00
First Floor	Flat 1 - 4 rooms, kitchen, shower room	Room 1 – Mr K Farpar Room 2 – Mr M Ferneaux Room 3 – Room 4 – Mr D Stephens	1st July 2013 14th February 2013 1st July 2013 14th February 2013	30th June 2014 13th February 2014 30th June 2014 13th February 2014	£3,600.00 £3,360.00 £3,600.00 £3,360.00
Second Floor	Flat 2 – 4 rooms, kitchen, shower room	Room 5 – Miss E Edemskaya Room 6 – Miss R Puscasu Room 7 – Mr C Sutherland Room 8 – Mr C Bowen	20th June 2013 1st July 2013 1st August 2013 14th February 2013	19th June 2014 30th June 2014 31st July 2014 13th February 2014	£3,900.00 £3,600.00 £3,360.00 £3,360.00
					£36,640.00

***All residential let by way of Assured Shorthold Tenancies**