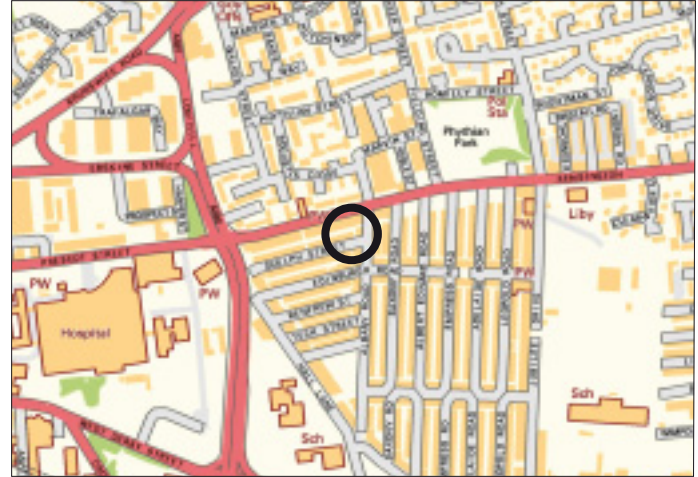


LOT
33

84 Kensington/2 Albany Road, Liverpool L7 8XB

RESIDENTIAL INVESTMENT

Guide price **£80,000 +**



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Not to scale. For identification purposes only

A three storey end of terraced mixed use property comprising of a ground floor retail unit together with a self-contained flat above. The shop is currently let at a rental of £4800 per annum and the flat is let at a rental of £5400.00. The total annual rental income being in excess of £10,000. The ground floor benefits from steel roller shutters.

Situated

Fronting Kensington High Street on the corner of Albany Road in an established residential location a

short distance from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Rear Room, Kitchen, WC

First/Second Floor

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

Outside

Yard to the rear.