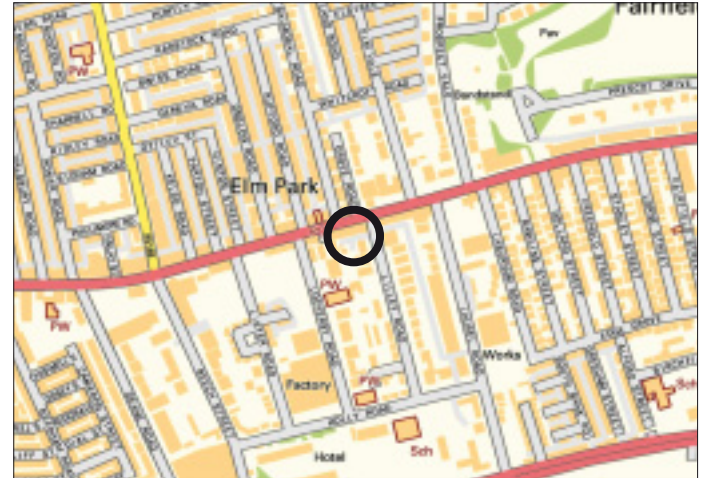


LOT
18

70/70a Prescot Road, Fairfield, Liverpool L7 0JA
MIXED USE INVESTMENT

Guide price **£50,000 +**



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Not to scale. For identification purposes only

A three storey mixed use property comprising of a ground floor shop unit trading as "Sanfex African Hotpot" providing 20 covers together with a 3 bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a 2 year lease from July 2012 at a rental of £8,400 per annum. The property benefits from steel roller shutters to the ground floor and central heating.

Situated

Fronting Prescot Road on a busy main road position approximately 2.5 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, 2 Rear Rooms, Kitchen, Store Room/W.C.

First Floor Flat

Hall, Living Room, Kitchen, 2 Shower Rooms/W.C.

Second Floor

3 Bedrooms.

Outside

Yard to the rear.