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254/254a Picton Road, Wavertree, Liverpool L15 4LP

COMMERCIAL INVESTMENT

GUIDE PRICE £90,000+



A three storey mixed use middle terraced property consisting of a ground floor retail unit which has been trading as an Opticians for over 50 years and would be suitable for a number of uses subject to the relevant contents. The property also includes a 3 bedroomed flat above. The shop is currently let producing £9,600 per annum although we have been advised it will be vacant from 31st March 2014. The flat is currently let on an Assured Shorthold tenancy producing £6,240pa. The current total annual rental income being in excess of £15,840pa.



Not to scale. For identification purposes only

Situated Fronting Picton Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, rear room, WC

First Floor Flat (rear entrance)

Lounge, bathroom/WC, Kitchen

Second Floor 3 bedrooms, WC