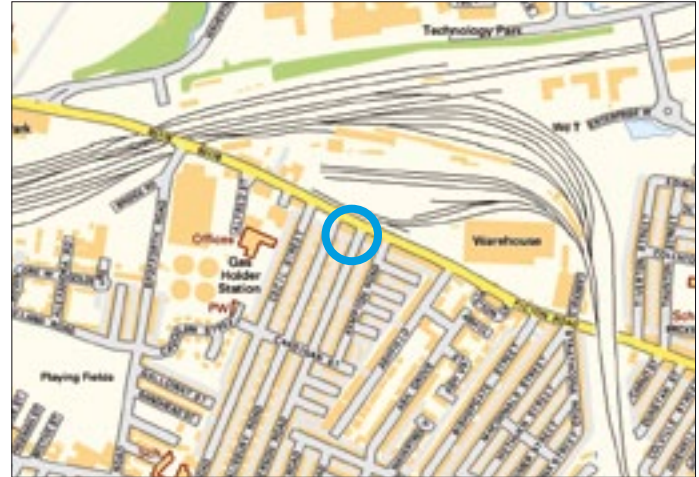


LOT
41

60 Picton Road, Wavertree, Liverpool L15 4LH

COMMERCIAL INVESTMENT

GUIDE PRICE £70,000+



Not to scale. For identification purposes only

A three storey corner property comprising of a ground floor retail unit together with a 1 bedroomed flat and a studio to the upper floors. The shop is currently let by way of a 3 year at a rental of £2080.00 per annum. The flats are both currently let by way of Assured Shorthold Tenancies producing £6,370 per annum. The annual rental income being in excess of £8,450. The property benefits from steel roller shutters.

Situated Fronting Picton Road on the corner of Alderson Road on a prominent busy main road position approximately 3 miles from Liverpool City Centre.

Ground Floor Shop Main Sales Area, Rear Room/ kitchen/W.C.

First/Second Floor Flat Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C. Studio - Living Room/Bedroom, Kitchen, Bathroom/W.C.

Outside Yard to the rear.