

LOT
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271 Hawthorne Road, Bootle, Merseyside L20 3AP

COMMERCIAL INVESTMENT

GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a self contained flat above. The ground floor unit is currently let as a Cafe by way of a 6 month lease producing £5200.00 per annum. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum. The annual rental income being in excess of £10,000 per annum.

Situated The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1/2 mile west of Bootle town centre and 4 miles north of Liverpool City

Centre. Hawthorne Road (A5090) is a busy arterial route leading northwards from Kirkdale and linking with the A5036 at Litherland, which in turn leads westwards to Liverpool

North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are sporadic commercial occupiers on Hawthorne Road within the immediate area.

Ground Floor
Shop C Main Sales Area, Kitchen.

First Floor

Accessed via a separate entrance at the rear
Flat Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C

Outside Yard to the rear. WC

EPC Rating

Shop C
Flat E