

LOT
23

119 Picton Road, Wavertree, Liverpool L15 4LF

COMMERCIAL INVESTMENT

GUIDE PRICE £90,000 +



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Not to scale. For identification purposes only

A three storey middle terraced mixed use property consisting of a ground floor retail unit together with 2 X 1 bedroomed flats above. The ground floor retail unit is currently let and trading as "The Mens Room" at a rental of £5040.00 per annum. The two flats are both currently let by way of Assured Shorthold Tenancies producing £7800.00 per annum. The property benefits from double glazing and central heating. The total annual rental income being in excess of £12,850.

Situated Fronting Picton Road at its junction with Rathbone Road in a popular residential location within the Wavertree area of Liverpool approximately 3 miles from Liverpool city centre and walking distance to Picton Sports Centre and the Mystery Park.

First Floor

Flat 1 Living Room, Kitchen, Bedroom, Bathroom/WC

Second Floor

Flat 2 Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to the rear.

Ground Floor Main sales area, rear room, kitchen, WC