



A substantial detached mixed commercial/residential investment property comprising a Children's Day Nursery, a lock up garage/storage accommodation together with three two bedroom and two one bedroom self contained apartments above. The property is currently let producing in excess of £40,000 per annum. The property benefits from central heating and is in good order throughout. There is potential to convert the lock up garage to provide further flat accommodation, subject to any necessary planning consents.

Situated Fronting Church Road West between Naseby Road and Dunbar Street which in turn is Off County Road in a popular location within close proximity to local amenities and transport links approximately 2 miles from Liverpool city centre.

Ground Floor

Nursery (separate side entrance) – Main Entrance hallway, Toddler Room, Baby Room/Kitchen, WC's, Laundry Room, Office, Staff Room/Kitchen, Family Room, Breakfast Room, Storage Kitchen. Stairs to first floor providing two rooms with WCs and fire exit.
Lock up Garage – Office, 2 Rooms, WC. Garage/storage accommodation with double garage doors.

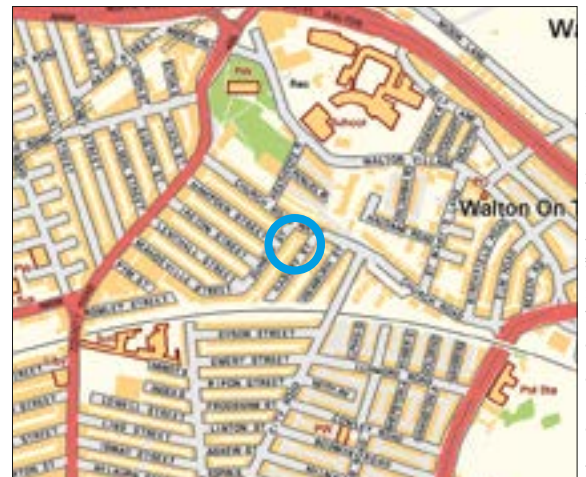
First Floor

Flat 1 Hall, Lounge, one Bedroom, Kitchen, Bathroom/WC, stairs to Bedroom 2.
Flat 2 Hall, Lounge, Bedroom, Kitchen, Bathroom/WC

Stairs to
Flat 3 Hall, Lounge, two Bedrooms, Kitchen, Bathroom with Walk in Shower/WC
Flat 4 Hall, Lounge, one Bedroom, Kitchen, Bathroom/WC
Flat 5 Hall, Lounge, two Bedrooms stairs to Kitchen, Bathroom/WC

Outside

Play Area for Nursery. Bin Area for Flats.



Not to scale. For identification purposes only

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	RENT P/A	TERM	TYPE
Nursery	£11,800	15 years from March 05	FRI Lease
Lock up Garage	£3,000	12 month	Assured Shorthold Tenancy
Apt 1	£4,800	6 month	Assured Shorthold Tenancy
Apt 2	£4,800	6 month	Assured Shorthold Tenancy
Apt 3	£4,800	6 month	Assured Shorthold Tenancy
Apt 4	£4,800	6 month	Assured Shorthold Tenancy
Apt 5	£6,300	6 month	Assured Shorthold Tenancy