

LOT
12

542-546 Prescott Road, Old Swan, Liverpool L13 3DB

COMMERCIAL INVESTMENT

***GUIDE PRICE £150,000+**



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Not to scale. For identification purposes only

A mixed commercial and residential investment opportunity comprising a tenanted shop let for 5 years from November 2014 with tenant break options at 18 and 36 months. Upward only rent review at 36 months. FRI terms. Current rent passing £8,000 per annum. Upper floors: two three bedroom, one two-bedroom and one one-bedroom self-contained flats benefitting from UVPC double glazing, electric wall heaters, intercom, electric and water meters. The ground and first floors of 542 have been sold off on a long lease. Currently two flats are occupied at a rental of approximately £7,800 per annum with the potential to increase to £17,880 when fully let. Approximate total gross annual income when fully let is £25,880 per annum.

Situated The property occupies a prominent site to the corner of Prescott Road and Batley Street on a busy main road and suburban trading location in the district of Old Swan approximately 2 miles east of Liverpool city centre.

Ground Floor
544-546 Prescott Road
Corner retail shop

109.62m²
(1,180sq ft)

First Floor

Flat 1 Two Bedroom Flat with Fitted Kitchen, Living Room, Bathroom.

Flat 2 One Bedroom Flat.

Second Floor

Flat 3 Three Bedroom Flat with Fitted Kitchen, Living Room, Bathroom.

Flat 4 Three Bedroom Flat.