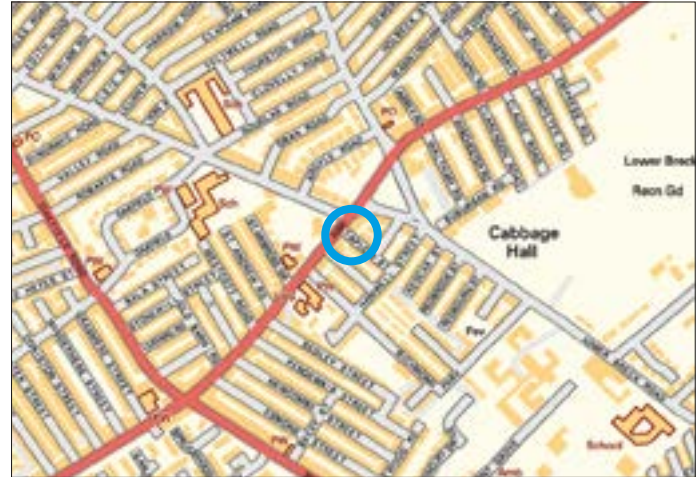


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51-53 Breck Road, Anfield, Liverpool L4 2QS COMMERCIAL INVESTMENT

***GUIDE PRICE £130,000+**



Not to scale. For identification purposes only

A substantial double fronted three storey mixed use property suitable for investment and development. The property comprises a retail unit and one studio flat to the ground floor plus one two bedroomed flat and one three bedroomed flat to the upper floors. All tenanted flats have been modernised and include fitted kitchens. The ground floor retail unit is currently let on a lease for 15 years from 2008 producing £7,500 per annum. The flats are currently let producing approximately £11,400 per annum. Approximate current total annual income £18,900. There are two possible additional flats arranged over three floors in need of complete refurbishment.

Situated Fronting Breck Road at the junction with Taplow Street in the district of Anfield the property is in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Ground Floor
Retail Unit, Store Room Entrance from Taplow Street to the 3 flats.

Studio Flat 1 let at £200pcm (£2,400pa).

First Floor Three bedroom **Flat 2** let at £400pcm (£4,800pa).

Second Floor Two bedroom **Flat 3** let at £350pcm (£4,200pa). Plus various additional vacant rooms over three floors.