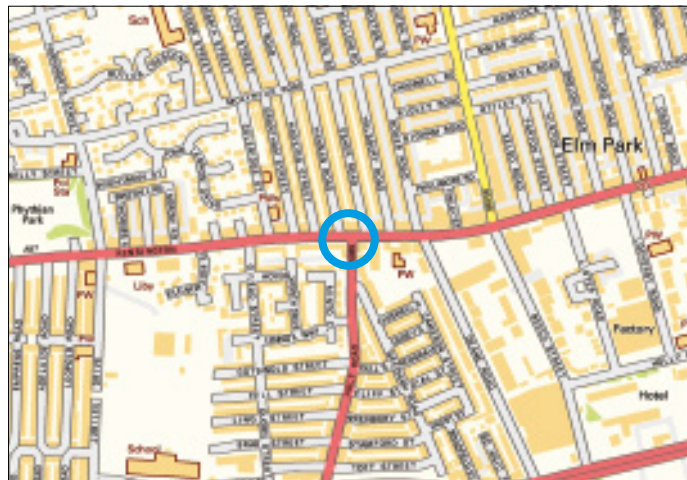


LOT
13

227/227a Kensington, Liverpool L7 2RF

***GUIDE PRICE £85,000+**



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Not to scale. For identification purposes only

RETAIL UNIT WITH 2 BEDROOM FLAT ABOVE WITH A POTENTIAL INCOME OF £10,400 PER ANNUM

Description A 3 storey middle terraced mixed use property comprising of a ground floor retail unit currently trading as Sutton Estates at a rental of £5,000.00 per annum. To the first/second floors there is a 2 bedroomed flat currently let on an Assured Shorthold Tenancy producing £5,400 per annum. The property benefits from double glazing and central heating.

Situated Fronting Kensington High Street opposite to its junction with Holt Road approximately 1 mile from Liverpool City Centre. The flat is accessed via a separate entrance on Hannan Road.

Ground Floor

Main sales area, Rear sales area, Kitchen.

First Floor

Living Room, Cloakroom, Kitchen, Bathroom/W.C.

Second Floor

2 Bedrooms.

Outside

Yard to the rear.