



**CITY CENTRE MIXED USE INVESTMENT PROPERTY  
PRODUCING £40,980 PER ANNUM**

**Description** A mixed use Investment property producing an annual rental income of £40,980 as of 1st July 2015.

The property comprises of a three storey end of terrace providing a ground floor retail unit together with a 5 letting rooms above. The retail unit is currently let by way of a 15 year lease trading as 'Sida Express' and the first and second floor is let to 5 students with guarantors.

The property benefits from double glazing, central heating, electric roller shutters, secure intercom system and is HMO registered.

**Situated** In the Georgian Quarter in Town fronting Myrtle Street opposite Vine Court in a popular and well established location within walking distance to the University of Liverpool Campus and Liverpool Community College and Liverpool City Centre.

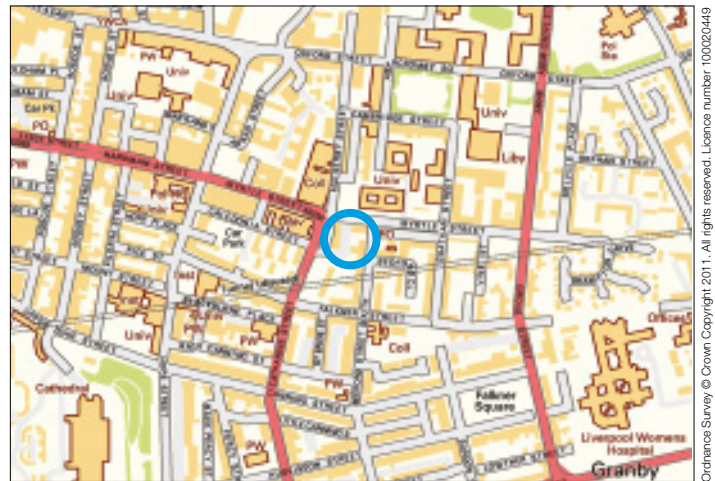
**Cellar**  
Not Inspected.

**Ground Floor Shop**  
Main Sales Area, Kitchen/WC, Covered Rear Yard/Store.

**Ground Floor Flat** (Accessed via Separate Front Entrance) - Main Entrance Hallway, Half Landing, WC.

**First Floor**  
Kitchen, Half Landing, Communal Lounge, 2 Letting Rooms.

**Second Floor** Main Bathroom/WC, Half Landing, 3 Letting Rooms.



Not to scale. For identification purposes only

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**Loft Conversion**

**Communal Lounge.**

**Outside**  
Covered Yard.

FLOOR	ACCOMMODATION	TENANCY	TERM	INCOME
Ground Floor Shop	Sales Area, Kitchen/WC, Rear Yard/Store	15 Year Lease	28th March 2013 Rent Review 5th year No Break Clause	£15,000.00 per annum
First & Second Floors	5 Bedroom Flat	Assured Shorthold Tenancies	1st July 15 – 30th June 16 with guarantors	£25,980.00 per annum