

LOT  
**15**

**101 Breck Road, Anfield, Liverpool L4 2QX**

**\*GUIDE PRICE £70,000+**



- **A mixed use corner property providing a ground floor retail unit together with two self contained flats above. Producing £12,080 per annum**

**Description** A mixed use corner property providing a ground floor retail unit together with two self-contained flats above (one one-bedroom and one two-bedroom) accessed via a separate side entrance. The property benefits from double glazing and electric wall heaters. There are steel roller shutters to the ground floor. The flats are both currently let by way of Assured Shorthold Tenancies producing £9,480.00pa and the shop is occupied by Divine Blinds Ltd at a rental of £2,600pa. The total annual income being in excess of £12,080.

**Situated** On the corner of Breck Road and Sedley Street on a busy main road position and approximately 2.5 miles from Liverpool city centre.

**Ground Floor Shop**

Main Sales area: 595sq ft (55.35m<sup>2</sup>)

**First Floor Flat** Hall, Lounge,

Kitchen, two Bedrooms, Bathroom/WC

**Second Floor Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Yard to the rear

**EPC Rating Flat 1 – F Flat 2 – G**

