



- **A Grade II listed investment property currently producing £45,000.00 per annum with potential to increase to over £50,000 per annum.**

Description A Grade II listed Investment Property currently producing £45,000.00 per annum with potential to increase to over £50,000 per annum. The property lies within a conservation area in a unique building and comprises a ground floor retail unit together with three newly refurbished self-contained flats to the ground floor (one one- and two two-bed). Also to the lower ground floor which has recently been refurbished are several offices, communal kitchen and WC suitable for rental purposes or possible residential conversion. The ground floor retail unit is let by way of a 5 year lease with two years remaining to LPS Property Consultants and the three flats are currently let by way of 12 month Assured Shorthold Tenancies. The property benefits from many unique features, original sash windows, electric heating and secure intercom systems. Please note the rent for this unit is due to increase in June to a minimum of £1,350 pcm.

Situated Fronting Exchange Street East off Dale Street in the heart of the commercial district of Liverpool city centre within walking distance to Moorfields Station, local restaurants and shopping amenities.

Ground Floor Commercial Unit
Shop Main Sales Area, WC. Meeting Room to lower ground floor.

Lower Ground Floor Communal Kitchen & WC, Store Room. Four Separate Offices.

Flat 1 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

Flat 2 Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

Flat 3 Open Plan Lounge/Kitchen.
Lower Ground Floor Bedroom, Shower Room/WC.

Outside Shared Courtyard with feature Dome

Note One of the offices on the lower ground floor will be let from 1st January 2016 for 6 month term with an income of £6,000 per annum. Please note we have received updated office copies for the two leasehold titles. You will see that charge in favour of Lancashire Mortgage Corporation Limited is now registered against both titles and



Not to scale. For identification purposes only

furthermore the commercial lease dated 9th January 1987 and registered against title number MS588920. We have received instructions from the seller that should this property successfully sell at auction that both himself and that Tenant will enter into a Deed of Surrender between exchange and completion. Therefore, the property will not be sold subject to this lease.