



- **A mixed use investment producing £22,320 potential £35,000.**

**Description** A substantial three storey mixed use investment comprising a ground floor fast food takeaway plus seven one-bedroomed flats above. The retail unit and ground floor flat are let to 'Chicksters' on a 10 year lease from June 2010 at a rental income of £12,000 per annum with 2 yearly rent reviews. The 6 flats above are in need of repair and modernisation and when fully let the potential total annual income being is in excess of £35,000 per annum.

**Situated** Fronting Stanley Road on the corner of Snowdrop Street on a busy main road position within easy reach of local amenities and approximately 1 mile from Liverpool city centre,

**Ground Floor Fast food takeaway** Sales area, Prep area, rear Kitchens, WC

**Self-contained flat** Living room, Bedroom, Kitchen, Bathroom/WC

**First/Second Floor** Six self-contained flats each comprising Living room, Bedroom, Kitchen, Bathroom/WC

**Outside** Yard.



Not to scale. For identification purposes only