

LOT

44

81 High Street, Wavertree, Liverpool L15 8HF

*GUIDE PRICE £150,000+



- **A mixed use Investment Property currently producing £19,000 per annum.**

Description A three storey middle terraced property comprising a ground floor Fast Food Takeaway together with a three bedroomed flat above, accessed via a separate front entrance. The shop is currently let by way of a year lease producing £10,400 and the flat is currently let by way of Assured Shorthold Tenancy producing £8580.00. The property is in good order and benefits from double glazing, central heating and steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting High Street at the Picton Clock roundabout in a popular and well established residential location within close proximity to local amenities, Schooling and transport links.

Basement Storage.

Ground Floor Shop Main sales area, Prep room, Kitchen, WC

First Floor Flat Kitchen/Diner, Bathroom/WC, Communal Lounge.

Second Floor Three Bedrooms.

Outside Yard, Store room.