



- **Mixed use investment producing £30,800 per annum. Double glazing. Electric heating.**

Description A mixed use investment property producing a combined rental income of in excess of £30,800 per annum. The property comprises of a block of three interconnecting retail units together with five one-bedroomed self-contained flats above accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Tan City' at a rental of £9,996 per annum. The flats are currently let by way of Assured Shorthold Tenancies at a rental of £19,200 per annum. The property benefits from double glazing, electric heating and electric steel roller shutters. There is an advertising hoarding to the side elevation producing £1700.00 per annum.

Situated Fronting Breck Road on the corner of St Ambrose Grove within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Shower room/
WC **56A** Lounge,
Kitchen, Bedroom,
Shower room/WC

Ground Floor Shop 54/58 Main reception area, 9 Sunbed Rooms, Utility room, WC/ Kitchen.

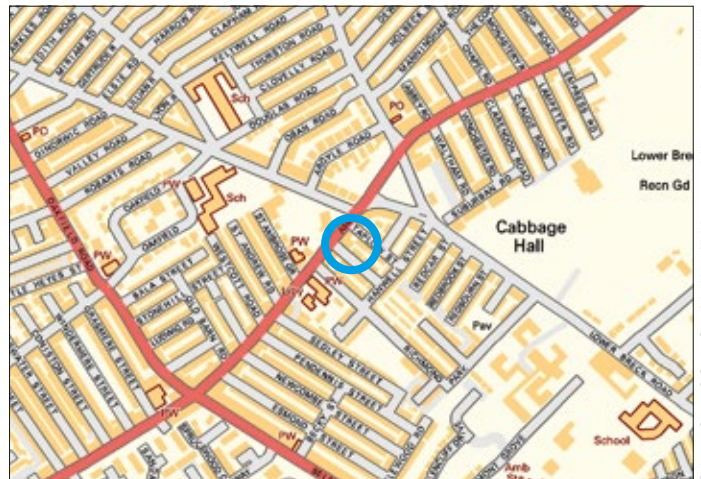
Outside Yard to the rear

First/Second Floor

Separate side entrance **Flat 54A** Lounge, Kitchen, Bedroom, Shower room/WC **Flat 58A** Lounge, Kitchen, Bedroom, Shower room/WC

Rear Entrance

54B Lounge, Kitchen, Bedroom, Shower room/WC **58B** Lounge, Kitchen, Bedroom,



Not to scale. For identification purposes only