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323–323a East Prescot Road, Liverpool L14 2DD
***GUIDE PRICE £70,000+**



- **Mixed use investment property producing £10,000pa.**

Description A mixed use investment property producing a rental income of in excess of £10,000 per annum. The property comprises of a ground floor retail unit together with a studio flat above which is accessed via a separate entrance. The shop is currently let by way of a 5 year lease to 'Empire Flooring' at a rental of approximately £4,800 per annum. The flat is let by way of an Assured Shorthold Tenancy on a rolling contract to a long term tenant at a rental of £5,200 per annum. The property benefits from double glazing, central heating and steel roller shutters.



Not to scale. For identification purposes only

Situated Fronting East Prescot Road (A57) close to its junction with Blackmoor Drive in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Main sales area, Kitchen, WC

First Floor Flat Open plan Lounge/Kitchen/Bedroom, Bathroom/WC

Outside Rear yard.