

LOT

22

# 162 Kensington, Liverpool L7 8XE

\*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **Mixed use investment producing approximately £7,200.00 per annum. Electric steel roller shutters. Double glazing. Central heating.**

**Description** A three storey middle terraced property comprising ground floor retail unit together with a two bedroomed self contained flat above. The whole property is currently let by way of a 25 year lease commencing in 2010 producing a rental income of approximately £7,200.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating.

**Situated** Fronting Kensington High Street at its junction with Jubilee Drive on a busy main road position within close proximity to local amenities, schooling and approximately 1.5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Store Room, WC

**First Floor Flat** Hall, Kitchen, Lounge, Bathroom/WC

**Second Floor** Two Bedrooms

**Outside** Yard. Access to the flat.