

99 & 99a Marsh Lane, Bootle, Merseyside L20 4JB

*GUIDE PRICE £65,000+



- **Mixed use investment with potential income of £10,000 per annum. Double glazing. Central heating.**

Description A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat to the first and second floors. The property has recently been fully refurbished and benefits from double glazing, central heating, newly fitted kitchen and bathroom and new carpets and wooden flooring. The property is in very good condition and would be suitable for immediate investment purposes. The potential rental income when fully let is in excess of £10,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Marsh Lane in a popular and well established residential location within easy reach to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Rear room, Kitchen, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to the rear, Access to flat.