

LOT

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202 Market Street, Newton-le-willows, Merseyside WA12 9DG

*GUIDE PRICE £85,000+



- **A two storey detached mixed use investment. Producing £10,400 per annum. Central heating. Double glazing. Electric roller shutters.**

Description A two storey detached mixed use property comprising a ground floor retail unit together with a three bedroomed self contained flat above and a double garage to the rear. The property benefits from central heating, double glazing and the shop has electric roller shutters. The whole property is currently let for a term of 20 years from 2012 at a rent of £10,400 per annum.



Not to scale. For identification purposes only

Situated Fronting Market Street off Crow Lane West (A572) in a popular and well established residential location.

Ground Floor Retail unit Sales area, store room, office

First Floor Flat Three Bedrooms,

Outside Double Garage to the Rear

Joint Agents

Lambert Smith Hampton



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