

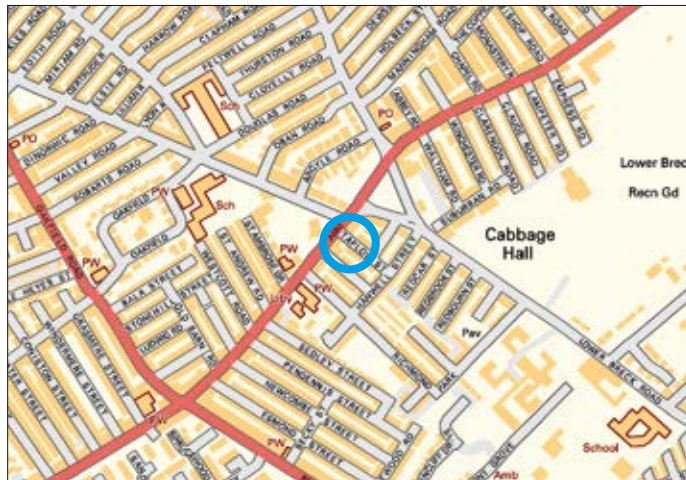
LOT  
76

54–58 Breck Road, Anfield, Liverpool L4 2QS  
\*GUIDE PRICE £150,000+



- **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 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 £1,700.00 per annum.



Not to scale. For identification purposes only

**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.

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

**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, Shower room/WC  
**56A** Lounge, Kitchen, Bedroom, Shower room/WC  
**56a** Lounge, Kitchen, 2 Bedrooms, Bathroom/WC  
**Outside** Yard to the rear