

LOT
79

162 Kensington, Liverpool L7 8XE

***GUIDE PRICE £70,000+**



- **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.



Not to scale. For identification purposes only

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.