

31 High Street/2a Grove Street, Wavertree, Liverpool L15 8HU

*GUIDE PRICE £125,000+



- **Mixed use investment producing £8,400.00 per annum with potential to increase to £20,000 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A substantial three storey mixed use corner property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate side entrance. To the rear there is a retail unit and separate room which was previously let as a Beauty Parlour. The retail units are currently vacant and would be suitable for a number of uses (stc). The flats are both let by way of Assured Shorthold Tenancies producing £8,400.00pa. The property benefits from double glazing, central heating and electric roller shutters.



Not to scale. For identification purposes only

Situated Fronting the High Street on the corner of Grove Street in a popular and well established residential location within close proximity to local amenities, Schooling and transport links.

Ground Floor Shop Main Sales Area, rear room/wash basin Rear Retail Unit, two Rooms, WC, Separate Room with its own access.

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC

Second Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC