



- **A mixed use investment property currently producing £5,200 per annum with a potential to achieve £10,000 per annum.**

Description A two storey mixed use property comprising a ground floor retail unit currently trading as “The Orange Pip Fruit and Veg Store” together with a two bedroomed flat above, which can be accessed via a separate front entrance. The shop has been let to the same tenant for over 20 years on a verbal agreement producing £5,200 per annum. The flat is vacant and in need of a full refurbishment scheme. When fully let the potential rental income is in excess of £10,000 per annum.



Not to scale. For identification purposes only

Situated on the popular Broadway shopping parade approximately 6 miles from Liverpool city centre.

Outside Covered yard.

Ground Floor Shop Main Sales Area, Rear Room, Kitchen/Office, WC.

First Floor Lounge, Kitchen, two Bedrooms, Bathroom/WC.