



- **Mixed use investment property currently producing £20,160 per annum. Double glazing. Steel roller shutters. Central heating.**

**Description** A mixed use investment property currently producing £20,160 per annum. The property comprises a ground floor restaurant together with two self-contained flats above (one one-bedroomed flat and one two-bedroomed flat). The ground floor is currently let by way of a 10 year FRI Lease producing £9,360 per annum. The flats are currently let by way of Assured Shorthold Tenancies producing £10,800 per annum. The property benefits from double glazing, steel roller shutters and central heating.

**Situated** Fronting Rose Lane in a very popular and well established location on a busy main road next to Tesco Express and close to other local amenities, schooling and approximately 4 miles from Liverpool city centre.

**Ground Floor** Restaurant with bar area approximately 50 covers, Men's & Ladies WCs, Kitchen, Prep Room, Store Room.

**First Floor Flat 1** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC. **Flat 2** Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

**Outside** Yard to the rear.



Not to scale. For identification purposes only