

# 92 Linacre Road, Liverpool L21 6NU

\*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **Commercial investment producing £9300.00 per annum. Double glazing. Electric roller shutters. Alarm system.**

**Description** A commercial investment producing £9300.00 per annum. The property comprises a three storey mixed use property providing a ground floor retail which is currently let by way of a renewed 3 year FRI Lease at a rental of £360.00 pcm, together with £300.00 insurance. To the first and second floor there is a one bedroomed flat accessed via a separate front entrance and currently let by way of an Assured Shorthold Tenancy at a rental of £390.00 pcm. The property benefits from double glazing, electric roller shutters and alarm system.

**Situated** Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Salon, Kitchen, WC, Beauty room.

**First Floor Flat** Kitchen, Lounge, WC, Utility room,

**Second Floor** Bedroom, Bathroom/WC

**Outside** Yard to the rear.

**EPC Rating** Shop – D, Flat – D