



- **Three storey mid terrace mixed use property. Ground floor retail unit, one-bedroomed flat above producing £3,600 per annum. Potential income of £9,600 per annum.**

Description A three storey middle terraced mixed use property arranged as a ground floor retail unit together with a good sized one-bedroomed flat above situated over two floors and accessed via a separate entrance. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. The property benefits from partial double glazing, central heating, electric roller shutters and a new roof. The Flat has also been refurbished and has laminate flooring throughout. The ground floor has previously been occupied as a convenience shop and would be suitable for a number of uses, subject to any relevant consents. When fully let, the potential income being in excess of £9,600 per annum.

Situated Fronting County Road in a prominent position close to all local amenities, schooling and transport links. Approximately 2 miles from Liverpool city centre and approximately 1.5 miles from Bootle and Sefton.

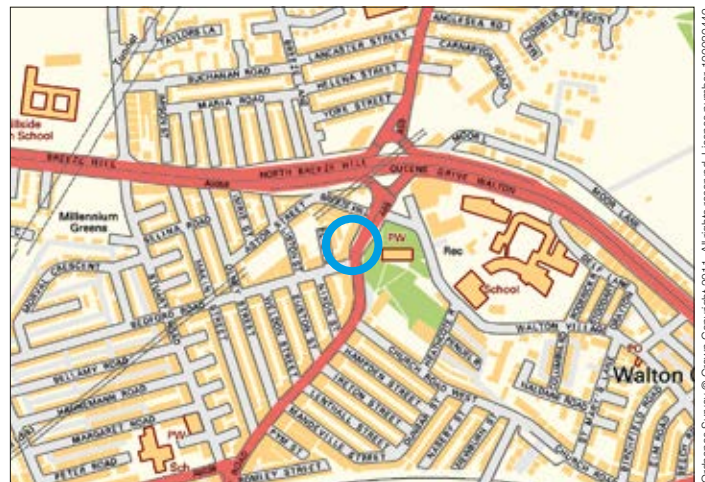
Ground Floor Shop Main Sales Area, Rear Room/Kitchen/WC

First Floor Flat Hall, Living Room, Kitchen/Diner

Second Floor Bedroom, Bathroom/WC

Outside Yard to the rear

Note Please note we have not internally inspected the flat.



Not to scale. For identification purposes only