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# 41 St. Marys Road, Garston, Liverpool L19 2JD

\*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Commercial investment producing £13,680 per annum. Steel roller shutters.**

**Description** A commercial investment producing £13,680 per annum. The property comprises of a ground retail unit currently let by way of a 5 year lease until 2021 producing £10,440 per annum together with 1 x 4 bed apartment and 1 x 2 bedroomed apartment above accessed via a separate entrance. The 2 bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3240 per annum. The property benefits from Steel roller shutters. The potential when fully let being in excess of £21,000 per annum.

**Situated** Fronting St Marys Road which is off Garston Way A561 in a popular and well established residential location within close proximity to local amenities and approximately 7 miles from Liverpool City Centre.

**Ground Floor** Office/Storage accommodation.

**First Floor 41** Hall, Lounge, Kitchen, Bedrooms, Bathroom/ W.C. 41a (Vacant) – Hall, Kitchen, Lounge, Bedrooms, Bathroom/ W.C.

**Note** We have not internally inspected this property. All information has been supplied by the vendor.