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9 Long Lane, Garston, Liverpool L19 6PE

*GUIDE PRICE £45,000–£50,000



Not to scale. For identification purposes only

- **Freehold three storey property providing a ground floor retail unit with a one bedroomed flat. Double glazing. Electric roller shutters.**

Description A freehold three storey property providing a ground floor retail unit together with a one bedroomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum and benefits from double glazing and electric heating. The potential income when fully let being in excess of £8,400 per annum. The two flats above have been sold off separately on long leaseholds and are not included in the sale.

Situated Fronting Long Lane within a parade of similar units approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC

Flat Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

Outside Rear Yard