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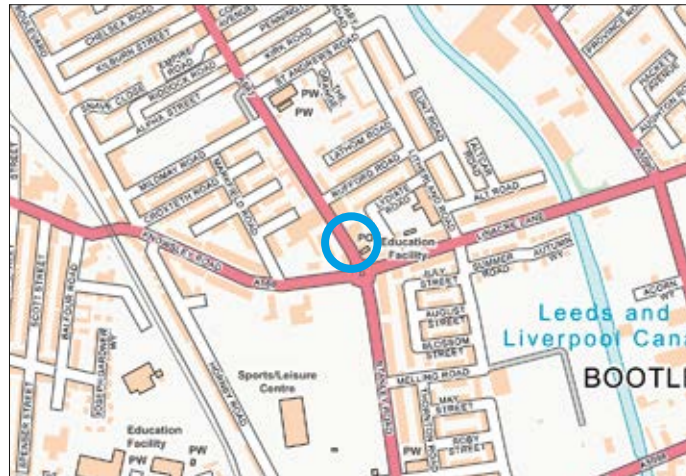
526 Stanley Road, Bootle, Merseyside L20 5DW

*GUIDE PRICE £70,000+



- **Part let mixed use property currently producing an income of £8,840 per annum. Electric roller shutters to the front.**

Description A three storey mixed use property comprising a ground floor retail unit with A3 Licence together with residential accommodation to the upper floors. The property benefits from electric roller shutters to the front. The ground floor is currently let on a long lease producing an income of £8,840 per annum. When fully let the potential rental income is in excess of £14,000 per annum. Floor plans are available for inspection in the auctioneers office.



Not to scale. For identification purposes only

Situated Fronting Stanley Road in a popular residential location within easy reach of local amenities, schooling, public transports and approximately 5 miles from Liverpool city centre.

Ground Floor

Sales Area 32.78 sqm (352.00 sq.ft)

Storage 26.00 sqm (279.86 sqft)

First Floor Two bedrooms, Lounge, Shower Room/WC.

Second Floor Two further rooms.

Outside Yard to the rear.