

LOT

44

32 Stanley Road, Bootle, Merseyside L20 2AA

*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **Mixed use investment property producing £10,560 per annum.**

Description A mixed use investment opportunity currently producing £14,160 per annum. A three storey mixed use corner property comprising a ground floor retail unit together with three self-contained flats above accessed via a separate side entrance. The ground floor is currently let by way of a 12 month Lease at a rental of £2,160 per annum. The flats are fully let by way of Assured Shorthold Tenancies producing a rental income of £12,000 per annum.

Situated Fronting Stanley Road on the corner of Beatrice Street in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

Ground Floor Shop Main Sales Area, Rear Room

32a Open Plan Lounge/Kitchen, Bathroom/WC, Bedroom.

First Floor 32b Hall, Bedroom, Kitchen, Lounge, Bathroom/WC

Second Floor 32c Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Yard to rear