



- **Three storey dormer style mixed used property. Central heating. Steel roller shutters. Potential income £25,000pa.**

Description A three storey dormer style mixed use property comprising a ground floor interconnecting retail unit together with two self contained flats (one one-bed and one three-bed) to the first & second floor accessed via a separate front entrance. The property has recently been refurbished and benefits from central heating and steel roller shutters. The retail unit would be suitable for a number of uses, subject to any relevant planning consents. One of the flats is currently let by way of an AST producing in excess of £4,900pa. Flat 1 is vacant and suitable for immediate investment or alternatively the flats could be converted to provide an eight bed HMO investment opportunity. When fully let the potential rental income would be in excess of £25,000pa.

Situated Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

Outside Covered Yard/Workshop, Rear Yard with access

Ground Floor

Shop Main sales area, two Rear Rooms, WC. (approx 2800 sq ft)

First/Second Floor

Flat 1 Hall, Lounge, Kitchen, one Bedroom, Boxroom, Bathroom/WC.

Flat 2 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.



Not to scale. For identification purposes only