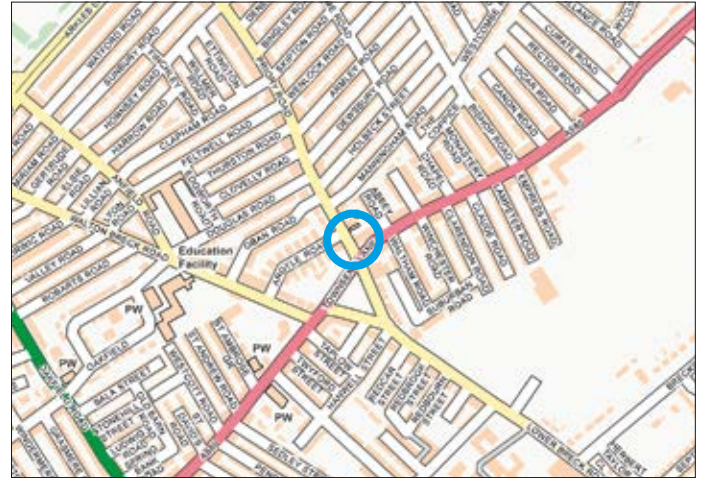


LOT
30

4 Priory Road, Liverpool L4 2RY

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

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- **Part let mixed use investment currently producing £5,760 per annum. Double glazing.**

Description A three storey end of terrace providing a ground floor retail unit which is currently let as a Post Office by way of a year Lease producing a rental income of £5,760 per annum. To the first and second floor there is a two bedroomed flat benefitting from double glazing. The flat is in need of refurbishment works and a separate access is required. Once finished the potential rental income would be approximately £11,160 per annum.

Situated Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, rear room, WC/Kitchen

First Floor Flat Lounge, Kitchen, Bathroom/WC

Second Floor Two Bedrooms

Outside Yard to rear

Note We have not inspected the property internally. All information has been provided by the vendor.