

LOT

43

619 and 619a Prescot Road, Old Swan, Liverpool L13 5XA

\*GUIDE PRICE £135,000+



- **Mixed use investment producing £18,800pa. Double glazing. Central heating. Steel roller shutters.**

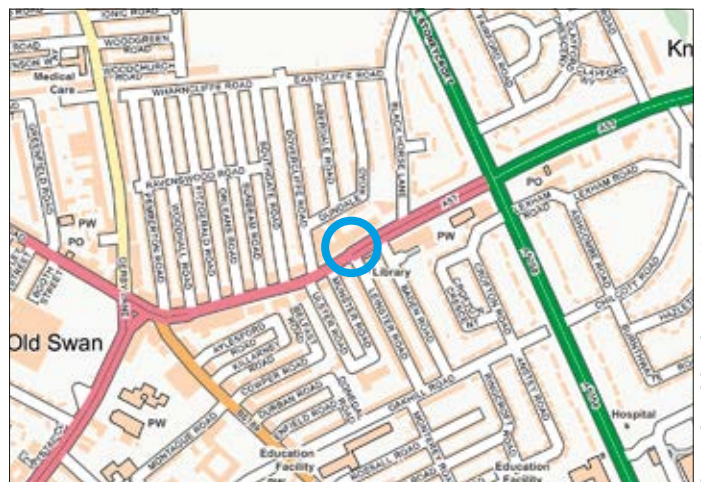
**Description** A mixed use investment opportunity currently producing £18,800 per annum. A two storey mid terrace property comprising a ground floor retail unit currently let by way of a 3 year lease from April 2016 at a rental income of £14,000 per annum. To the first floor there is a two bedroomed flat accessed via a separate front entrance and currently let by way of an Assured Shorthold tenancy at a rental of £4,800 per annum. The first floor was fully fitted and refurbished in 2014 and is in good order throughout. The property benefits from electric steel roller shutters, double glazing and central heating.

**Situated** The premises are situated within a busy shopping area fronting Prescot Road in the Old Swan district. Nearby occupiers include Ladbrokes, Home Bargains, HSBC and a whole host of local traders and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Store Room, Rear Room, Kitchen, WC 107sq m (1151sq ft)

**First Floor Flat** Lounge, Kitchen, two Bedrooms, Bathroom/WC

**Outside** Rear yard.



Not to scale. For identification purposes only

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