



- **Mixed use investment currently producing approximately £22,876 per annum. Electric heating. Double glazing. Roller shutters.**

Description A mixed use property comprising three interconnecting retail units together with seven one- bedroomed self-contained flats above accessed via a separate side entrance. The property benefits from electric heating, central heating, double glazing and roller shutters. The shop is currently vacant and could be used as 3 separate units or one large unit. Five of the flats are currently let by way of Assured Shorthold Tenancies producing approximately £22,876 per annum and the potential income when fully let would be in excess of £30,000 per annum. The total potential rental income is in excess of £35,000 per annum.

Situated Fronting Linacre Road on the corner of Hinton Street approximately 5 miles north of Liverpool city centre.

Ground Floor 103/105/107 3 interconnecting shop units. Main Sales Area, 2 Kitchens, 2 WCs

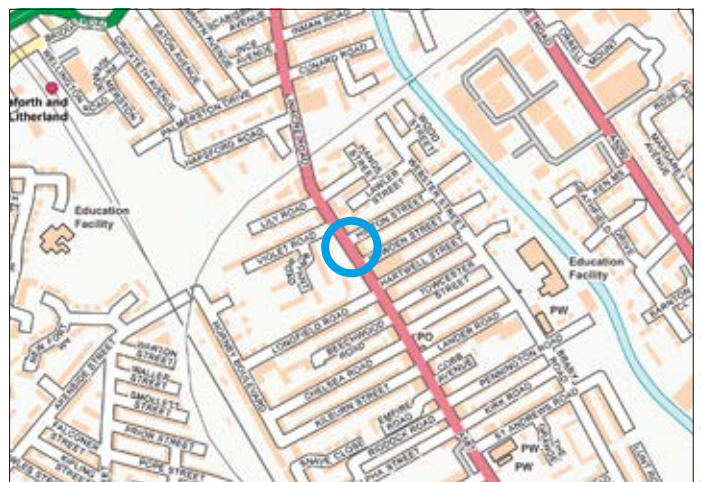
Side Entrance 107a Flat Lounge, Kitchen, Bathroom/WC, Bedroom (tenanted)

First Floor 107b Flat Hall, Lounge, Shower Room/WC, Kitchen, Bedroom, Box Room (tenanted) **107c Flat** Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC (vacant) **107d Flat** Lounge, Kitchen, Shower Room/WC, Bedroom (vacant)

Second Floor 107e

Flat Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC (tenanted) **107f Flat** Lounge, Kitchen, Bedroom, Shower Room/WC (tenanted) **107g** Lounge, Kitchen, Bedroom, Shower Room/WC (tenanted)

Outside Yard to the rear



Not to scale. For identification purposes only