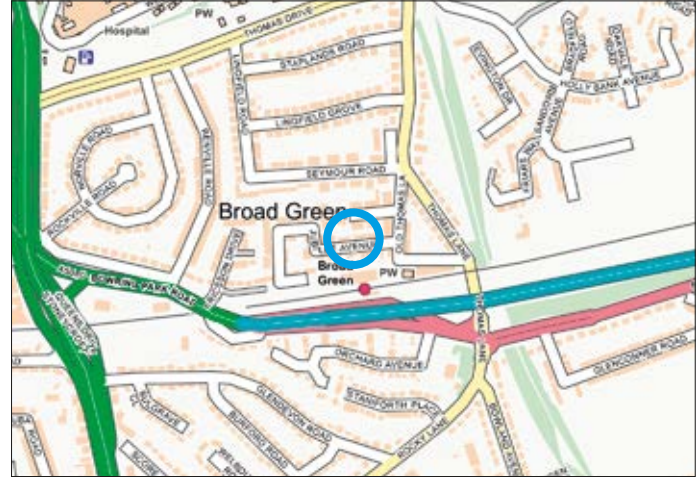


LOT

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7 Molineux Avenue, Knotty Ash, Liverpool L14 3LT

*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

- **Commercial investment producing £12,500.00 per annum.**

Description A double fronted semi-detached property which has been converted to provide a Nursery trading as “Happy From Home”. The property is currently let by way of a renewed 10 year FRI lease with 4 years remaining producing a rental income of approximately £12,500.00 per annum, with a rent review due in 2021 increasing to £14,234. The property benefits from gardens, a secure entry system, central heating and partial double glazing. The property also has the potential to convert back to provide a 4 bedroomed residential dwelling or alternatively conversion to provide two self-contained flats, which has been approved in the past.

Situated Off Old Thomas Lane in a very popular and well established residential location within close proximity to local amenities, transport links, schooling and approximately 4 miles of Liverpool city centre.

First Floor Four Rooms, Bathroom/WC.

Outside Gardens, Garage/Storage.

EPC Rating E

Ground Floor Hall, two Front Rooms, Kitchenette, Utility Room, WC.