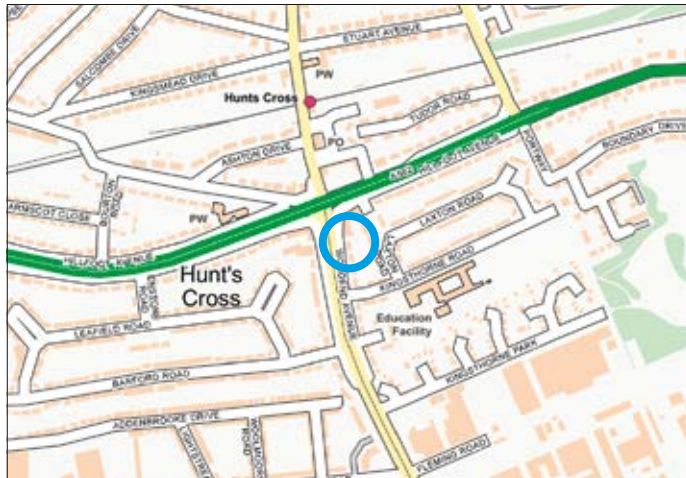


LOT

40

5/7 Woodend Avenue, Hunts Cross, Liverpool L25 0NY

*GUIDE PRICE £110,000+



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Not to scale. For identification purposes only

- **Mixed use investment producing a total of £12,800 per annum.**

Description A mixed use investment opportunity currently producing £12,800 per annum. A two storey middle terraced property comprising a ground floor retail unit currently trading as “Booze Busters” together with a 2 bedroomed flat above accessed via its own separate front entrance. The retail unit is currently holding over on an annual tenancy producing £8,000 per annum and the flat is currently let by way of an Assured Shorthold Tenancy producing a rental income of £4,800 per annum. The property benefits from double glazing and electric roller shutters.

Situated Off Hillfoot Avenue (A562) close to local Hunts Cross amenities and train station and approximately 9 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, two Rear Rooms, two Store Rooms, Kitchen/WC.

First Floor Flat Lounge, two Bedrooms, Kitchen, Bathroom/ WC, Balcony.

Outside Rear Yard.