



- **A mixed use investment opportunity currently producing £42,000 per annum. Double glazing, central heating and a fire exit.**

Description A mixed use investment opportunity currently producing £42,000 per annum. A three storey converted church providing a nursery, five self-contained flats and a lock up currently let as a Karate Studio. The property is currently fully let producing a total rental income of £42,000 per annum. The property benefits from double glazing, central heating and a fire exit.

Situated Fronting Church Road West on the corner of Dunbar Street which is off County Road (A59) in a popular and established residential location within close proximity to local amenities and approximately 3 miles from Liverpool city centre.

Nursery

Ground Floor Main Entrance Hallway/ Cloakroom, Office, Main Playroom, Two Further Playrooms, Kitchen, Children's WCs, Laundry Room, Kitchen, WC, Parent's Room, Staff Room

First Floor Two Further Rooms, Two Further WCs

Flats Main Entrance Hallway

First Floor Flat 1 Lounge, Kitchen, Two Bedrooms, Bathroom/WC,

Flat 2 Lounge, Kitchen, Bathroom/ WC, Bedroom

Second Floor Flat 3 Lounge, Kitchen, Two Bedrooms, Bathroom/WC

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/ WC

Flat 5 Lounge/Diner, Two Bedrooms, Stairs to Kitchen, Bathroom/WC

Outside Karate Studio Main Training Room, 5 Rooms, WC



Not to scale. For identification purposes only