



- **A mixed use investment with a potential income when fully let in excess of £23,000 per annum.**

Description A mixed use investment with a potential income when fully let in excess of £23,000 per annum. The property comprises a 3 storey double fronted mixed use property currently arranged as a ground floor retail unit together with 4 flats above (3x1 bed and 1x1 bed). The ground floor is currently occupied by 'Angel Nails' who have been in situ for over 10 years and have just signed a new 7 year lease dated November 2017 with a rental income in excess of £9,000 per annum. The property benefits from steel roller shutters and a newly tiled roof in 2017. The flats are currently vacant however once refurbished they would be suitable for investment purposes with a potential rental income in excess of £14,750 per annum.

Situated Fronting County Road on the corner of Stuart Road in a popular and well established location close to local amenities and schooling and approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales area, Rear office, Kitchen, WC.

Ground Floor Accessed via Knowsley Street

Flat 1 Vestibule, Kitchen/Dining Room, Shower, Separate WC, Bedroom

First Floor

Flat 2 Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms

Flat 3 Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms

Flat 4 Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Enclosed Rear Yard



Not to scale. For identification purposes only