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- **Commercial investment part let producing £3,900.00pa.**

**Description** A two storey middle terraced mixed use property comprising a ground floor retail unit trading as “Cleaning Centre Launderette” together with a two bedroomed self-contained flat to the first floor, accessed via a separate rear entrance. The property benefits from double glazing and electric roller shutters. The ground floor is currently let by way of a rolling contract at a rental income of approximately £3,900.00pa. The tenant has been in situ for over 10 years. The first floor flat is suitable for letting following refurbishment with a potential rental income of approximately £5400pa. The property has traded as a Launderette for over 50 years.

**Situated** Fronting Warbreck Moore (A59) in a busy main road position within close proximity to other local amenities, Aintree Race Course and approximately 6 miles from Liverpool city centre.

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

**Outside** Rear access for the flat.

**Ground Floor Shop**  
Launderette, Rear Room/  
Kitchen, WC.