

LOT  
**23**

# 44/46 Stanley Road, Bootle, Merseyside L20 2AA

\*GUIDE PRICE £125,000–£135,000



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Not to scale. For identification purposes only

- **A mixed use investment part-let, producing £7,560.00pa. Potential income £22,800pa.**

**Description** A mixed use investment opportunity part let and currently producing £7,560pa. The potential rental income is approximately £22,800pa. A three storey double fronted mixed use property comprising a pair of interconnecting ground floor retail units together with 4 self-contained flats above, accessed via a separate front entrance. The first floor benefits from double glazing and there are steel roller shutters to the ground floor. The retail unit would be suitable for a number of uses, subject to any consents. Two of the flats are currently let by way of ASTs producing a rental income of £7,560pa.

**Situated** Fronting Stanley Road in an established and popular residential location within 1.5 miles of Liverpool city centre and within walking distance to Bootle Strand Shopping Parade and Hugh Baird College.

- Ground Floor** Two interconnecting retail units, two rear rooms, kitchen, WC.
- Flat 46B** Bathroom/WC, Kitchen,

(stairs to second floor), Lounge/Bedroom

- First Floor Flat 44A** Bathroom/WC, Kitchen, Bedroom, Lounge
- Second Floor 46A** Shower/WC, Kitchen, Lounge/Bedroom
- 44B** Shower/WC, Kitchen, Lounge/Bedroom
- Outside** Covered Yard.