



- **Mixed use investment property part let, producing £29,880.00 per annum.**

Description A mixed use investment opportunity with a potential rental income of approximately £43,920.00 per annum. A substantial corner property comprising a ground floor retail unit and a garage/workshop together with seven one-bedroomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

Situated Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

Ground Floor Two Retail Units. Garage.

Ground Floor Main Entrance Hallway.

Flat 1 Bedroom/Lounge, Kitchen, Bathroom/WC.

Flat 2 Lounge, Bedroom, Kitchen, Shower Room/WC.

First Floor Flat 3 Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing.

Flat 6 Lounge, Bedroom, Kitchen, Shower Room/WC.

Flat 7 Lounge, Bedroom, Kitchen, Shower Room, WC.

Second Floor Flat 5 Lounge, Bedroom, Kitchen, Shower Room/WC.

Flat 4 Lounge, Kitchen, Bedroom, Bathroom/WC.

Joint Agent
Entwistle Green.



Not to scale. For identification purposes only

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UNIT	INCOME
Shops	£4,800.00 per annum
Garage	£6,360.00 per annum
Flat 1	Vacant
Flat 2	£4,680.00 per annum
Flat 3	£4,680.00 per annum
Flat 4	£4,680.00 per annum
Flat 5	£4,680.00 per annum
Flat 6	Vacant
Flat 7	Vacant
TOTAL	£29,880.00