

LOT
54

27/27a Warbreck Moor, Liverpool L9 4RW
***GUIDE PRICE £75,000+**



Not to scale. For identification purposes only

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- **Mixed use investment opportunity. Part let producing £4,940pa. Potential income £12,740pa.**

Description A three storey mixed use investment opportunity comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate front entrance. The ground floor shop has recently been refurbished to include electric roller shutters, electric wall heaters, secure entry system, CCTV and is ready for immediate occupation as a Barber Shop or would be suitable for other uses subject to any necessary consents. The flat is currently let by way of a 2 year lease producing £4,940.00 per annum and benefits from double glazing. When fully let the potential rental income would be approximately £12,740.00 per annum.

Situated Fronting Warbreck Moor (A59) on a busy main road position close to Walton Vale amenities, Aintree Racecourse and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC.

First Floor Hall, Kitchen, Lounge, Bathroom/WC.

Second Floor Two bedrooms.

Outside Rear Yard.