

LOT

115

# 9 Long Lane, Garston, Liverpool L19 6PE

\*GUIDE PRICE £40,000–£50,000



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Not to scale. For identification purposes only

been sold off separately on long leaseholds and are not included in the sale.

**Situated** Fronting Long Lane within a parade of similar units approximately 6 miles from Liverpool City Centre.

**Outside** Rear Yard

**Ground Floor Shop** Main Sales Area, WC **Flat** Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

- **Mixed use investment producing £7,680 per annum. Double glazing. Electric roller shutters.**

**Description** A Freehold 3 storey property providing a ground floor retail unit together with a 1 bed roomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4680.00 per annum and benefits from double glazing and electric heating. The shop is let by way of a 2 year from May 2018 at a rental income of £3000 per annum. The potential income when fully let being in excess of £7680.00 per annum. The two flats above have