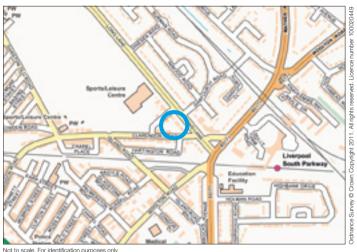
9 Long Lane, Garston, Liverpool L19 6PE *GUIDE PRICE £40,000-£50,000



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 bedroomed 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 $\pounds 4680.00$ 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



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.

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