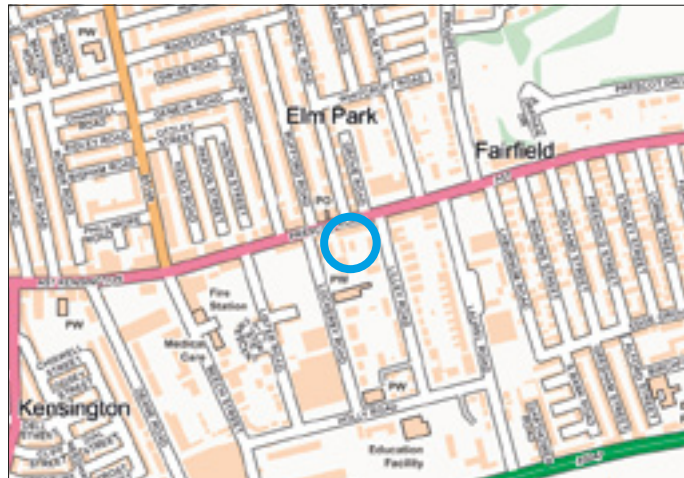


LOT

13

60 Prescot Road, Fairfield, Liverpool L7 0JA

\*GUIDE PRICE £60,000+



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Not to scale. For identification purposes only

- **Part let commercial investment producing £4,800.00 per annum. Potential rent of £15,000 per annum.**

**Description** A three storey mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat, accessed via a separate rear entrance. The property benefits from double glazing and central heating and is suitable for investment purposes. The retail unit is currently let by way of a 5 year Lease from 2017 producing a rental income of £4,800.00 per annum. If the flat was let to 3 tenants at £75pppw the potential rental income would be in excess of £11,700.00 per annum. When fully let the potential rental income is approximately £15,000 per annum.

**Situated** Fronting Prescot Road on a busy main road position and one of the main arteries into Liverpool City Centre.

**Cellar** Not Inspected.

**Ground Floor Shop** Main Sales Area, Rear Room, WC.

**Flat** (Accessed via separate rear entrance) Kitchen, Lounge, Bathroom/WC with walk in shower.

**Second Floor** 3 Bedrooms.

**Outside** Rear Yard/Access to Flat.