

LOT

131

60, 60a & 60b Moss Lane, Orrell Park, Liverpool L9 8AN
 *GUIDE PRICE £110,000–£120,000



Not to scale. For identification purposes only

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- **Mixed use investment producing £15,468.00 Per annum.**

Description A mixed use investment opportunity currently producing £15,468 per annum. The property comprises of a two storey middle terrace which has been converted to provide a ground floor retail unit currently trading as “Cash 4 Clothes” by way of a 12 month lease, together with two self-contained flats above (1 x 1 bed, 1 x 2 bed) both let by way of Assured Shorthold Tenancies. The property is fully let producing £15,468.00 per annum. The property underwent refurbishment in 2010 to include a new aluminium shop front, UPVC windows to both flats and new kitchen/bathroom suites.

Situated Fronting Moss Lane (A566) in a popular and well established location within close proximity to local amenities and approximately 5 miles from Liverpool City Centre.

Ground Floor Shop/Reception, Storage/Office Area, WC.

Ground Floor Hall, Lounge, Bedroom, Kitchen, Bathroom/ WC.

First Floor Hall, Lounge, 2 Bedrooms, Kitchen, Bathroom/ WC.