



- **Mixed use part let investment property producing £24,000.00 per annum. Potential income of £42,280 per annum.**

Description A mixed use investment opportunity with a potential rental income of approximately £42,280.00 per annum (currently producing £25,200.00 per annum). A substantial corner property comprising of a ground floor retail unit and a garage/workshop together with 7 x 1 bed roomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

Situated Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

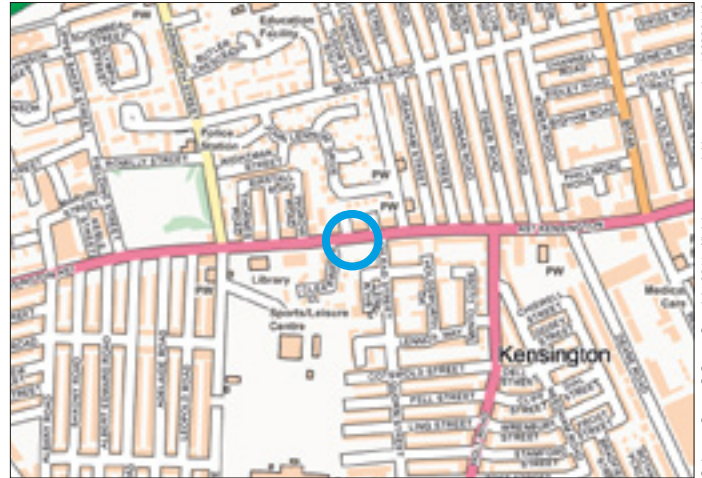
Ground Floor 2 Retail Units. Garage.

Ground Floor Main Entrance Hallway. **Flat 1** Bedroom/Lounge, Kitchen, Bathroom/WC.

Flat 2 Lounge, Bedroom, Kitchen, Shower Room/WC.

First Floor **Flat 3** Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing. **Flat 6** Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 7** Lounge, Bedroom, Kitchen, Shower Room, WC.

Second Floor **Flat 5** Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

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UNIT	INCOME
Shops	£4,800.00 per annum
Garage	£6,360.00 per annum
Flat 1	vacant
Flat 2	£4,680.00 per annum
Flat 3	£4,680.00 per annum
Flat 4	vacant
Flat 5	£4,680.00 per annum
Flat 6	vacant
Flat 7	vacant
TOTAL	£25,200.00

