



- Retail unit together with 3 bed maisonette above
- Double glazing
- Central heating.

An opportunity to acquire a former Chinese Restaurant together with a 3 bedroomed maisonette to the first and second floors, accessed via a separate front entrance. The restaurant has been trading for over 14 years and is suitable for immediate continued use benefitting from A4 Use and is fully Licensed. The property benefits from double glazing, central heating and electric roller shutters to the ground floor. Alternatively the property would be suitable for a number of uses, subject to any relevant consents. The potential rental income when let is approximately £12,000 per annum. To the first and second floors there is a 3 bedroomed maisonette which would be suitable for occupation or investment purposes. The potential rental income is approximately £7200 per annum. When fully let the potential rental income is approximately £19500 per annum.



Situated Fronting St. Oswald's Street at its junction with Prescot Road in a popular and well established residential location within walking distance to Edge Lane Retail Park, Old Swan amenities, schooling and approximately 3 miles to Liverpool City Centre.

Restaurant Providing approx 34 covers, Bar Area, Ladies and Gents disabled W.C's, Prep Room, Kitchen, Walk-in Fridge.

First Floor Flat 19a – Hallway, Lounge, Dining Room, Kitchen, Bathroom/WC

Second Floor 3 Bedrooms.

Cellar Not inspected.