

LOT

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52 Rose Lane, Mossley Hill, Liverpool L18 5ED

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

Description

A mixed use investment property currently producing £22,800 per annum. The property comprises a ground floor Bistro together with two self-contained flats above (one × one bedroomed flat and one × two bedroomed flat). The ground floor is currently let by way of a 10 year FRI Lease producing £10,800 per annum. The flats are currently let by way of Assured Shorthold Tenancies producing £12,000 per annum. The property benefits from double glazing, steel roller shutters and central heating.

Situated

Fronting Rose Lane in a very popular and well established location on a busy main road next to Tesco Express and close to other local amenities, schooling and approximately 4 miles from Liverpool city centre.

Ground Floor

Bistro with bar area approximately 50 covers, Men's & Ladies WCs, Kitchen, Prep Room, Store Room.

First Floor

Flat 1 Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

Second Floor

Flat 2 Open plan Lounge/ Kitchen, Bedroom, Bathroom/ WC.

Outside

Yard to the rear

