

LOT
107

19 Warbreck Moor, Liverpool L9 4RN

GUIDE PRICE **£135,000+***

MIXED USE

Description

A three storey middle terraced property comprising a ground floor retail unit which previously traded as an Estate Agents, together with two floors of accommodation above. The shop would be suitable for a number of uses, subject to any necessary consents. The potential rental income is approximately £7500 per annum. To the upper floors there is a flat which is currently let to 2 tenants, 1 on each floor producing £11,400 per annum. The property benefits from double glazing, roller shutters and electric heating. When fully let the potential rental income is approximately £18,500 per annum.

Situated

Fronting Warbreck Moor and on the corner of Sydney Street in a popular and well established residential location close to local amenities, Walton Vale shopping facilities, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Shop main sales area, rear office, kitchen and W/C

First Floor

Open plan Living room/kitchen, utility room, shower/WC and bedroom.

Second Floor

Open plan lounge/kitchen, shower/WC and two bedrooms.

Outside

Yard

