



- **Mixed use property comprising a ground floor retail unit with two self-contained flats (one one-bedroomed and one three-bedroomed) to the first & second floor. Central heating and steel roller shutters. One of the flats is currently let producing over £4,900 per annum. Potential rental income in excess of £25,000 per annum.**

**Description** A three storey dormer style mixed use property comprising a ground floor interconnecting retail unit together with two self-contained flats (one one-bedroomed and one three-bedroomed) to the first & second floor accessed via a separate front entrance. The property benefits from central heating and steel roller shutters. The retail unit would be suitable for a number of uses, subject to any relevant planning consents and could be divided to provide two separate units. One of the flats is currently let by way of an Assured Shorthold Tenancy producing in excess of £4,900 per annum. When fully let, the potential rental income would be in excess of £25,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Poulton Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Flat 2** Hall, Lounge, Kitchen, Three Bedrooms, Bathroom/WC.

**Outside** Covered Yard/Workshop, Rear Yard with access

**Ground Floor Shop** Main sales area, two Rear Rooms, WC.

**Joint Agent**  
Lambert Smith Hampton

**First/Second Floor**

**Flat 1** Hall, Lounge, Kitchen, Bedroom, Box room, Bathroom/WC.

