



- **Three storey dormer style mixed used property. Central heating. Steel roller shutters. Potential rental income £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-bed and one three-bed) 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.

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.

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

First/Second Floor

Flat 1 Hall, Lounge, Kitchen, Bedroom, Boxroom, Bathroom/WC.

Flat 2 Hall, Lounge, Kitchen, three Bedrooms, Bathroom/WC.

Outside Covered Yard/Workshop, Rear Yard with access



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

