



- **Mixed use investment property – part let currently producing £24,000.00 Per annum.**

Description A mixed use investment opportunity with a potential rental income of approximately £42,280.00 per annum (currently producing £25,200.00 per annum). A substantial corner property comprising of a ground floor retail unit and a garage/workshop together with 7 x 1 bed roomed self-contained flats to the ground, first and second floors. The property benefits from double glazing, electric heating and roller shutters.

Situated Fronting Kensington on the corner of Cottenham Street in a prominent main road position being one of the main arteries into Liverpool and within easy reach of the Royal Liverpool Hospital and Universities.

Ground Floor 2 Retail Units. Garage.

Ground Floor Main Entrance Hallway. **Flat 1** – Bedroom/Lounge, Kitchen, Bathroom/WC. **Flat 2** – Lounge, Bedroom, Kitchen, Shower Room/WC.

First Floor Flat 3 – Lounge, Bedroom, Kitchen, Bathroom/WC. Half Landing. **Flat 6** – Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 7** – Lounge, Bedroom, Kitchen, Shower Room, WC.

Second Floor Flat 5 – Lounge, Bedroom, Kitchen, Shower Room/WC. **Flat 4** – Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only

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