



- A mixed-use investment opportunity currently producing approximately £26,000 per annum.

**Description** A mixed-use investment opportunity currently producing approximately £26,000.00 per annum. A substantial corner property comprising a ground floor retail unit which is currently let way of an Assured Shorthold Tenancy at a rental of £4,800.00 per annum. To the first and second floors there are three spacious self-contained flats (two one-bed and one two-bed) which are accessed via a separate side entrance. All of the flats are currently let by way of Assured Shorthold Tenancies producing a rental income of £15,552.00 per annum. To the rear of the property there is a workshop/office which is currently let by way of an Assured Shorthold Tenancy at a rental of £5,720.00 per annum. The property benefits from double glazing and central heating.

**Situated** Fronting Town Row in a popular and well established location within walking distance to all West Derby Village amenities and approximately 5 miles from Liverpool city centre.

**Second Floor**  
**Flat 3** Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Ground Floor**

**Shop** Main Sales Area, WC. **Workshop/Office** Two Rooms, Kitchen, WC

**First Floor**

**Flat 1** Lounge, Kitchen, Bedroom, Bathroom/WC.  
**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC.



Not to scale. For identification purposes only