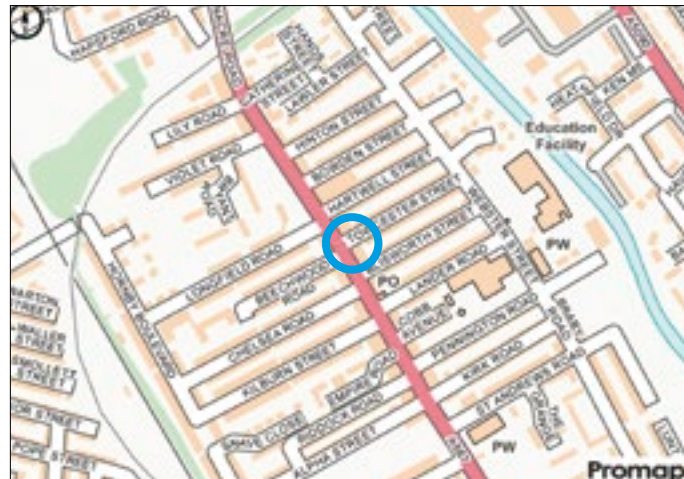


LOT  
**65**

**139 Linacre Road, Litherland, Liverpool L21 8JP**

**\*GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

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

- **Mixed use investment producing £13,440 per annum.**

**Description** A mixed use three storey investment opportunity currently fully let and producing an income of £13,440.00 per annum. The property comprises a ground floor retail unit together with two self-contained flats above each accessed via their own separate side entrance. The property benefits from double glazing and central heating and electric roller shutters.

**Situated** Fronting Linacre Road on the corner of Towcester Street in a popular residential

location close to local amenities, schooling and approximately 6 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Kitchenette, WC.

**Ground Floor Flat 139b** (Separate side entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

**First Floor Flat 139A** (Separate side entrance) Hall, Lounge, Kitchen, Bathroom/WC.

**Second Floor** Two Bedrooms

**Outside** Yard to the rear

**Joint Agent**  
Entwistle Green

