



- **Mixed use investment currently producing £14,532 per annum. With a potential income when fully let in excess of £19,000 per annum.**

Description The property comprises of two ground floor retail units which are currently let by way of a 5 year lease until 2021 producing £10,812 per annum together with 1 x 3 bed apartment and 1 x 2 bed roomed apartment above accessed via a separate entrance. The 2 bedroom apartment is let by way of an Assured Shorthold tenancy at a rental of £3,720 per annum. The property benefits from double glazing and steel roller shutters.

Situated Fronting St Marys Road which is off Garston Way A561 in a popular and well established residential location within close proximity to local amenities and approximately 7 miles from Liverpool City Centre.

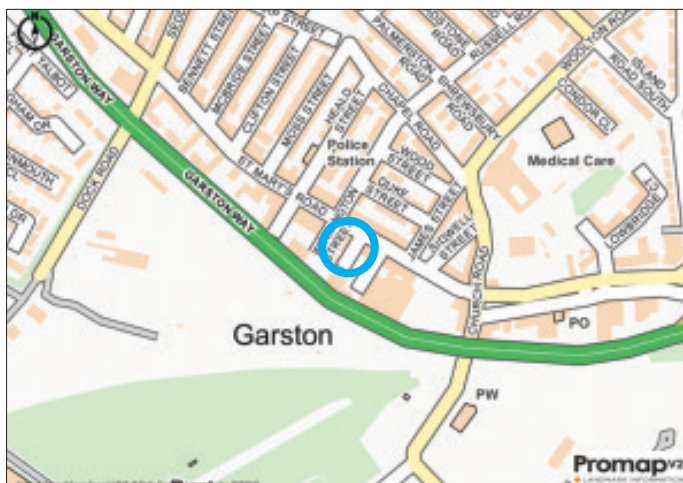
Ground Floor Health and beauty (Mercer Street) - various rooms

Cathys of Garston Main sales area, rear room, W.C.

First Floor

41 - Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/W.C.
41a (Vacant) Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/W.C.

N.B
We have not internally inspected all of the units. The information has been provided by the vendor.



Not to scale. For identification purposes only