



- **Mixed use investment opportunity with a potential rental income of £30,000 per annum. Double glazing. Electric heating. Electric roller shutter.**

Description A substantial double fronted three storey mixed use investment property comprising of a ground floor retail unit together with 5 self contained units above (3 x 1 bed and 2 x studio apartments) accessed via a separate side entrance. The property benefits from double glazing, electric heating and roller shutters. The retail unit is currently let by way of a 10 year lease from 2011 by 'cash for clothes' at a rental of £2,760 per annum. Following refurbishment works the flats would be suitable for investment purposes and when fully let the potential income is in excess of £30,000 per annum. Alternatively the flats could be converted to provide an HMO Investment opportunity, subject to any consents.



Not to scale. For identification purposes only

Situated Fronting Holt Road on the corner of Stamford Street close to local amenities, Universities, Edge Lane Retail Park and approximately 2 miles from Liverpool City Centre.

Ground Floor

Shop – Double fronted main sales area, Rear room, W.C.

1a Stamford Road First Floor

Flat 1 – Open plan Lounge/Kitchen, Bedroom, Bathroom/

W.C. **Flat 2** – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C. **Flat 4** – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

Second Floor Flat 3 – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C. **Flat 5** – Open plan Lounge/Kitchen/Bedroom, Bathroom/W.C.

Outside Rear Yard.