

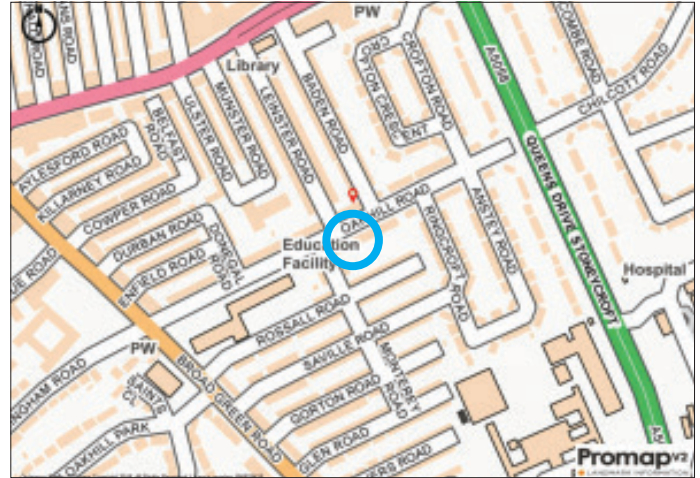
60 Oakhill Road, Old Swan, Liverpool. L13 5UF

*GUIDE PRICE £60,000+



- **A part let mixed use property producing £4,800 per annum. Double glazing. Central heating.**

Description A two storey mixed use property part let producing £4,800 per annum. The property comprises of a ground floor retail unit together with a 2 bedroomed self-contained flat above, accessed via a separate front entrance. The property benefits double glazing and central heating. The flat is currently let by way of an Assured Shorthold Tenancy producing £4800 per annum. The shop would be suitable for a number of uses, and when fully let the potential income would be in excess of £9,000 per annum.



Not to scale. For identification purposes only

Situated Between Queens Drive and Broad Green Road in a popular and well-established residential location within close proximity to Old Swan amenities and schooling. Approximately 5 Miles from Liverpool City centre.

Ground Floor Shop - Main Sales Area, WC. **Flat** (separate entrance), Hallway, Dining Room, Kitchen.

First Floor Lounge, 2 Bedrooms, Bathroom/WC.

Outside Yard to Rear.