

LOT
85

39-41 Warbreck Moor, Liverpool L9 4RW

GUIDE PRICE **£135,000+***

COMMERCIAL INVESTMENT

- Mixed use investment property currently producing £8,100 per annum
- Potential when fully let in excess of £33,000

A substantial freehold three storey property comprising of 2 ground floor retail units together with 6 x 1 bedroomed self-contained flats above accessed via a separate rear entrance benefiting electric heating and roller shutters. 'The New Scoops' occupies one of the ground floor retail units at a rental of £3,900 per annum however we are advised this will be vacant on completion. The second retail unit is occupied by 'Amigos' by way of a 5 year Lease commencing January 2016 at a rental income of £3,900 per annum. One of the flats is currently let by way of an Assured Shorthold Tenancy at a rental of £4,200 per annum. The vacant flats are in need of full upgrade and refurbishment. When fully let the total income for the buildings being in excess of £33,000 per annum.

Situated Fronting Warbreck Moor in a popular and well established location close to local amenities, including Walton Vale and excellent transport links approximately 5 miles from Liverpool City Centre.

Ground Floor No 39 New Scoops – Main sales area, Kitchen, W.C. Rear entrance – **Flat 1** – Hall, Lounge/Kitchen,

Bedroom, Bathroom/W.C
No 41 Amigos – Main sales area, Kitchen, W.C. Rear entrance – **Flat 1** – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

First Floor No 39 – Flat 2 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C
No 41 – Flat 2 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C



Second Floor No 39 – Flat 3 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C
No 41 – Flat 3 – Hall, Lounge/Kitchen, Bedroom, Bathroom/W.C

Outside Rear yard.

Note Please note Sutton Kersh have not internally inspected the full property.