

LOT
47

43 Booker Avenue & 199 Brodie Avenue, Liverpool L18 4QZ

GUIDE PRICE **£175,000+***

COMMERCIAL INVESTMENT

- A mixed use investment property producing £12,368.00 per annum

A mixed use investment currently fully let producing a rental income of £12,368.00 per annum. The property comprises a ground floor retail unit currently let to 'Boots Pharmacy' on a FRI lease for a term of 5 years from August 2016 producing £10,400 per annum. To the first floor is a three bedroomed self-contained flat, accessed via a separate side entrance let by way of a long term protected tenancy producing £1,968.00 per annum.

Situated Fronting Booker Avenue at its junction with Brodie Avenue in a popular and well established location close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor (43 Booker Ave)
Shop 47.6 sq.m. (512 sq.ft.)

First Floor (199 Brodie Ave)
Hall, Lounge, Bathroom/WC, three Bedrooms. Kitchen to the ground floor.

Outside Yard to the rear

