

LOT
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58 Moss Lane, Orrell Park, Liverpool L9 8AN

GUIDE PRICE **£90,000+***

RESIDENTIAL INVESTMENT

- Part let mixed use investment opportunity currently producing £5,100 per annum
- Potential income in excess of £10,500 per annum
- Double glazing
- Central heating
- Electric roller shutters

A part let mixed use investment opportunity currently producing £5,100 per annum. A two-storey mixed use property comprising a ground floor retail unit together with a two bedroomed flat above accessed via a separate front entrance. The property benefits from electric roller shutters and double glazing and central heating in the flat. The ground floor has been trading as a well-established café for the past 30 years and will be sold vacant to include equipment. The flat is let by way of an Assured Shorthold tenancy at a rental of £5,100 per annum. When fully let the potential income being in excess of £10,500 per annum.

Situated Fronting Moss Lane (A556) in a popular and well established location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor Main Sales Area, WC, Kitchen.

First Floor Flat Hall, Lounge, Cloak room, Kitchen, two Bedrooms, Bathroom/WC.

Outside Yard to Rear.



Joint Agent

