



- Residential investment opportunity comprising eight self-contained flats (four × two bed and four × one bed) situated above three inter-connecting retail units offered as a separate lot
- Secure intercom system
- Double glazing
- Electric heating.
- Currently let by way of ASTs producing approximately £38,000 per annum

A residential investment opportunity comprising eight self-contained flats (four × two bed and four × one bed) situated above three inter-connecting retail units offered as a separate lot. The flats benefit from a secure intercom system, double glazing and electric heating and are all currently let by way of Assured Shorthold tenancies producing approximately £38,000 per annum.

**Situated** Fronting South Road Off the A565 which runs between Liverpool and Southport and is approximately 4 miles north of Liverpool city centre. The premises are situated in the prime area of South Road which is the main shopping area in Waterloo.

**Ground Floor** Separate front Entrance.

**First Floor** Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Flat 2** Lounge, Kitchen, two Bedrooms, Bathroom/WC.  
**Flat 3** Lounge, Kitchen, two Bedrooms, Bathroom/WC.  
**Flat 4** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

**Second Floor** Flat 5 Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

**Flat 6** Lounge, Kitchen, 1 Bedroom, Bathroom/WC.  
**Flat 7** Lounge, Kitchen, 1 Bedroom, Bathroom/WC.  
**Flat 8** Lounge, Kitchen, 1 Bedroom, Bathroom/WC.

**Note** Please note Sutton Kersh have not inspected the full property and the layout details have been provided by the vendor.