



- Mixed use investment property fully let and producing a total rental income of approximately £18,000.00 per annum
- Double glazing and central heating

A mixed use investment property fully let and producing a total rental income of approximately £18,000.00 per annum benefiting from double glazing and central heating. The property is a three storey plus basement mixed use building comprising a ground floor commercial unit together with two × one bed roomed flats and one × studio flat to the first and second floors. The ground floor is currently let on a 5 year lease from January 2020 producing approximately £7,200.00 per annum and is currently trading as a community centre. The three flats are all let by way of Assured Shorthold Tenancy agreements producing a rental income of approximately £10,800.00 per annum.

Situated Fronting Lodge Lane in a popular location close to local amenities, bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

Basement 1 Large Room, WC

Ground Floor Commercial Community Centre, Café.

First Floor Flat 1 Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC

Second Floor Flat 2 Open Plan Lounge/Kitchen, Bathroom/WC Stairs to Bedroom. **Flat 3** Open Plan Lounge/Kitchen/Bedroom, Shower Room/WC

Outside Yard to the rear.

