

LOT
24

39 Stanley Road, Bootle, Merseyside L20 7BY

GUIDE PRICE **£80,000+***

MIXED USE

Description

Mixed use investment producing £13,080 per annum. A three storey middle terraced property comprising a ground floor retail unit together with two × one bedroom self-contained flats accessed via a separate front entrance. The property benefits from double glazing, central heating, electric shutters and a cellar. The shop is currently occupied via 'Lush Beauty Heaven' by way of a 2 year lease at a rental of £3,600 per annum. The flats are currently let by way of Assured Shorthold Tenancy Agreement producing a rental income of £9,480 per annum. Flat 1 – £400pcm/£4,800 per annum. Flat 2 – £390pcm/£4,680 per annum.

Situated

Fronting Stanley Road in a popular location within easy reach of local amenities, schooling and approximately 4 miles from Liverpool city centre.

Cellar

Not inspected.

Ground Floor

Shop Main Sales Area, two Rear rooms, WC

First Floor

Flat 1 Hall, Kitchen, Bedroom, lounge, Shower Room/WC

Second Floor

Flat 2 Hall, Kitchen, Bedroom, lounge, Shower Room/WC

Outside

Rear Yard with access for both flats.

