

LOT
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75/75a Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£135,000+***

MIXED USE

Description

A substantial three storey corner property comprising a ground floor retail unit together with eight letting rooms above accessed via a separate side entrance. The shop is let by way of a 3 year lease producing a rental income of £4,200 per annum. We have been advised the property did have a HMO licence but this now has expired and potential purchasers should make their own enquiries. Following a scheme of refurbishment and modernisation, the property would be suitable for investment purposes. If all 8 rooms are to be let at £85pw the potential income would be £36,720 per annum.

Situated

Fronting Rocky Lane on the corner of Rossett Street in an established location close to Tuebrook amenities, Newsham Park, Liverpool Football Club and approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area
Accommodation Main entrance hallway, Kitchen/Lounge, one Letting Room

First Floor

Four Letting Rooms, two × Shower/WC

Second Floor

Three Letting Rooms, Kitchen/Diner, Shower/WC, Separate WC

Outside

Yard to the rear

