

LOT
32

43/43a St. Marys Road, Garston, Liverpool L19 2NJ

GUIDE PRICE **£50,000+***

COMMERCIAL INVESTMENT

Description

A two storey middle terraced property comprising a ground floor retail until together with a one bed self contained flat above which is accessed via a separate rear entrance. The ground floor is currently trading as Liverpool Blinds is let by way of a Full Repairing and Insuring Lease for a term of five years from 1st November 2019 with a break option of 31st October 2022, producing a rental income of £5040.00 per annum. The first floor flat is vacant with a potential rental being in excess of £4800.00 per annum.

Situated

Fronting St Mary's Road, off Aigburth Road (A561) in a popular location close to local amenities and transport links.

Ground Floor

Shop Floor Space, WC,
Kitchenette.

EPC Rating

Shop – D. Flat – TBC.

First Floor

Flat Accessed by a separate rear entrance. Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Note

Liverpool City Council have issued the flat with a Section 20 Prohibition Order details will be provided within the legal documents and purchasers should make their own further enquiries.

Outside

Steel Staircase providing access to the flat and also a shared yard.

