

LOT

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39 Stanley Road, Bootle, Merseyside L20 7BY

GUIDE PRICE **£85,000+***

MIXED USE

Description

A three-storey plus cellar 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 and electric shutters. The shop is currently occupied via 'Lush Beauty Haven' by way of a 2 year lease at a rental of £3,600 per annum. We are advised from 1st August 2022 that the rent will be increased to £4,200 per annum. There is no 'break clause' until the lease expires on the 31st of July 2023. The flats are in need of a scheme of refurbishment and following which would be suitable for investment purposes with the potential rental income being £12,000 per annum. Therefore, when fully let the potential rental income being approximately £16,200 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, Kitchen, Rear room, WC.

First Floor

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

Second Floor

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



Outside

Rear Yard with access for both flats.

EPC Rating

Flat 1 – C
Flat 2 – D
Retail Unit – D