



Description

A mixed used investment opportunity currently partially let producing a combined rental income of £28,480 per annum. A substantial three-storey corner property comprising two ground floor retail units together with 4 self-contained flats above (two × three bed, one × two bed, one × one bed) accessed via a separate side entrance. The ground and first floors of 542 have been sold off on a long lease. 'Gyros Grill' occupies one of the ground floor retail units by way of a 5-year lease commencing January 2019 at a rental of £7,000 per annum. The second retail unit is currently vacant but was previously let producing a rental income of £4,800 per annum. The flats are all currently let by way of Assured Shorthold Tenancies producing £21,480 per annum. Flat 1 – £390pcm, Flat 2 – £350pcm, Flat 3 – £550pcm, Flat 4 – £500pcm. The potential rental income when fully let would be approximately £33,000 per annum. The property is in good condition and benefits from double glazing, central heating and steel roller shutters.

Situated

Fronting Prescot Road (A57) on the corner of Batley Street, one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Gyros Grill Main Sales area, Rear kitchen, Prep room, WC. (701sq.ft)

Shop Main Sales area, Rear room, Kitchen, WC. (538sq.ft)

First Floor

Flat 1 Open plan Lounge/ Kitchen, two bedrooms, Bathroom/WC. (512sq.ft)

Flat 2 Lounge, Kitchen,

Bedroom, Bathroom/WC. (405sq.ft)

Second Floor

Flat 3 Open plan Lounge/ Kitchen, three bedrooms, Bathroom/WC. (656sq.ft)

Flat 4 Open plan Lounge/ Kitchen, three bedrooms, Bathroom/WC. (816sq.ft)

Outside

Yard to the rear

EPC Rating

544 Retail E. 546 Retail D. Flat 1 G. Flat 2 F. Flat 3 G. Flat 4 G

Council Tax Band

TBA