

LOT
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41 Priory Road, Liverpool L4 2RX

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

Description

A mixed use investment opportunity currently producing £12,600 per annum. A three storey mixed use property comprising a ground floor retail unit which is currently let to a local Hot Food Shop by way of a new 3 Year Lease at a rent of £7,200 per annum. To the first floor there is a two bedrooomed self-contained flat which is currently let to a long-standing tenant by way of an Assured Shorthold Tenancy at a rent of £5,400 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated

Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Kitchen, WC

Council Tax Band

41a A

EPC Rating

Shop C. Flat E

First Floor

Flat Hall, Kitchen, Lounge, Bathroom/WC

Second Floor

Two Bedrooms.

Outside

Yard, Access to Flat.

