

LOT
53

75 Eccleston Street, Prescot, Merseyside L34 5QH

GUIDE PRICE **£135,000+***

COMMERCIAL INVESTMENT

Description

A two storey mixed use corner property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the first floor accessed via a separate rear entrance. The property benefits from steel roller shutters and partial central heating (in the flat). The shop is currently let by way of a 5 year lease and trading as 'The Brazilian Waxing Studio' producing a rental income of £8,400 per annum. The flat is also currently let by way of an Assured Shorthold Tenancy agreement producing £7,800 per annum. The total current rental income is approximately £16,200 per annum.

Situated

On the corner of Chapel Street in Prescot town centre, a popular location surrounded by local amenities and approximately 10 miles from Liverpool city centre.

Basement

Cellar – Not inspected

Outside

Yard to the rear.

Ground Floor

Shop Main Reception Area, four Beauty Rooms, WC.

EPC Ratings

Shop C. **Flat** D

First Floor

Flat Lounge, Kitchen/Dining Room, two Bedrooms, Shower Room/WC.

Council Tax Band

Flat A

SOLD PRIOR

