

LOT
80

75 Moss Lane/2 Hanford Avenue, Liverpool L9 3BW

GUIDE PRICE **£110,000+***

MIXED USE

Description

A part let mixed-use investment opportunity currently producing £5,400 per annum with a potential rental income of in excess of £14,000 per annum when fully let. A three-storey mixed use corner property comprising a ground floor retail unit together with a three bedroomed maisonette above accessed via a separate side entrance on Hanford Avenue. The property benefits from electric roller shutters, double glazing and central heating. The maisonette is currently let by way of an Assured Shorthold Tenancy producing £5,400 per annum. The ground floor has until recently been trading as a Vape shop and would be suitable for a number of uses for investment purposes with a potential rental income of £8,000 per annum.

Situated

Fronting Moss Lane (A566) and on the corner of Hanford Avenue in a popular and well-established location within close proximity to local amenities, schooling, transport links and approximately 5 miles from Liverpool city centre.

Ground Floor

Main Sales area, Rear room, WC.

First Floor

Flat Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

Second Floor

Two Bedrooms.

Outside

Yard to Rear.

EPC Rating

Commercial TBC. Maisonette E

Council Tax Band

A



Note

Sutton Kersh have not internally inspected the maisonette and all details have been provided by the vendor.