

LOT
32

171/171a Linacre Road, Liverpool L21 8JS

GUIDE PRICE **£80,000+***

MIXED USE

Description

A commercial investment property producing a rental income of £12,195 per annum. The ground floor retail unit is currently let by way of a FRI Lease until 01/10/26 trading as 'La Scala' pizzeria producing a rental income of £5,895 per annum. There is a self-contained flat to the first floor which is currently let by way of a FRI Lease until 06/08/25 producing a rental income of £6,300 per annum used for catering purposes.

Situated

Fronting Linacre Road in a popular and well established location amongst other local amenities, close to schooling, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Kitchen, WC.

Council Tax Band

Flat A

First Floor

Flat Lounge, Kitchen, Bedrooms, Bathroom/WC.

Outside

Yard to the rear.

EPC Rating

Shop C. **Flat** C

