



A three storey detached property consisting of two ground floor retail units together with four self-contained flats above plus cellars. One of the ground floor retail units is currently let on a 3 year lease from December 2009 at a rental income of £7200.00 per annum. The other unit is vacant. To the upper floors there are four self-contained flats one of which is currently let on an Assured Shorthold Tenancy at a rental of £430.00pcm. The three vacant flats are in need of refurbishment works. The potential annual rental income when fully let being in excess of £25,000. The sale will also include a cleared site to the right hand side of the property which would be suitable for re-development subject to the relevant consents.

Situated

Fronting Mill Street at its junction with Park Hill Road in an established residential location approximately 1.5 miles south east of Liverpool city centre.

Outside

Yard to the rear.

Cellar

Not Inspected.

Ground Floor

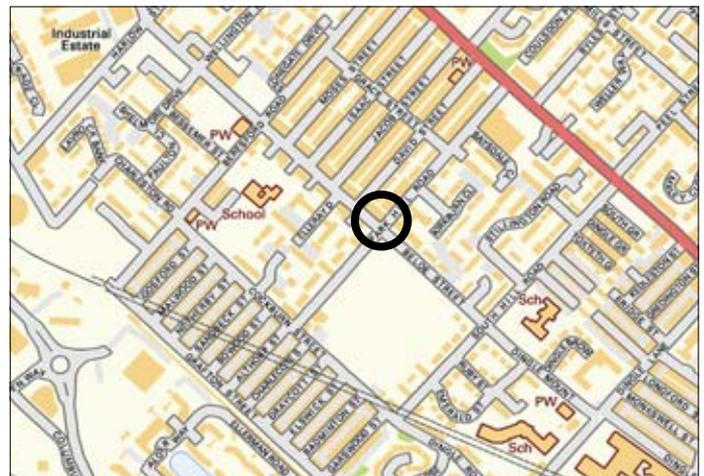
No 468–470 Shop – Main Sales Area, two x WCs., Kitchen, Store Room.
No 472 Vacant and Not Inspected.

First Floor

Flats 1 & 2 each comprising a Hall, Living Room, Kitchen, two Bedrooms, Bathroom/WC

Second Floor

Flats 3 & 4 each comprising a hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC



Not to scale. For identification purposes only

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