

**Land at 474/478 and Shop/Flats at 468–472 Mill Street, Liverpool L8 4RG****COMMERCIAL INVESTMENT**Guide price **£100,000+**

**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.

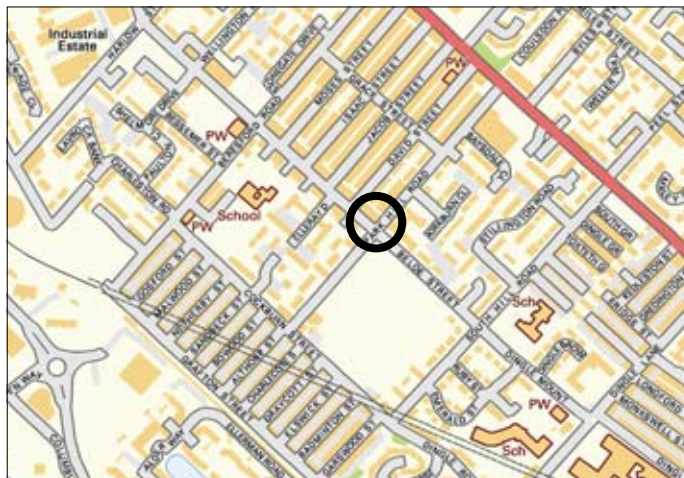
**No 472** Vacant and Not Inspected.

**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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