

LOT
39

184 Molyneux Road, Kensington, Liverpool L6 6AW

COMMERCIAL INVESTMENT

Guide price **£70,000+**



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Not to scale. For identification purposes only

A two storey end of terrace mixed use property comprising a ground floor retail unit which is currently let by way of a 10 year lease at a rental of £7800.00 per annum. To the upper floor there is a two bedroomed flat which is currently let by way of an Assured Shorthold Tenancy at a rental of £4,680.00 per annum. The property was in good order throughout and benefits from central heating, double glazing, electric steel roller shutters and air conditioning. The annual rental income being in excess of £12,480.

Situated

The property is located fronting Molyneux Road, in the inner city area of Kensington, approximately 1.4 miles from Liverpool city centre. Molyneux Road links to the A57 Kensington, via Grantham Street, which provides access to the M62 motorway to the west.

Ground Floor

Shop Main Sales Area, three Rooms, Beauty Room, Shower/WC

First Floor

Hall, Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside

Yard to the rear.