

LOT  
**104**

**179 Linacre Road, Liverpool L21 8JS**  
**MIXED USE**

Guide Price **£40,000+**



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Not to scale. For identification purposes only

**A two storey mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above. The shop is vacant and would be suitable for a number of uses subject to the necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,080.00 per annum. The potential annual rental income when fully let being in excess of £9,000.**

#### **First Floor**

**Flat** – Hall, Bathroom/WC, Lounge, Kitchen.

#### **Second Floor**

Bedroom.

#### **Outside**

Yard to the Rear.

#### **Situated**

Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool City Centre.

#### **Ground Floor**

Main Sales Area, Rear Room, Kitchen, WC.