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

Guide Price **£40,000+** 



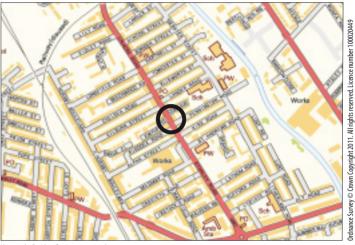
A two storey mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above. The shop is vacant and would be suitable for a number of uses subject to the necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,080.00 per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

#### 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.



Not to scale. For identification purposes only

#### **First Floor**

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

### Second Floor

Bedroom.

#### Outside

Yard to the Rear