

LOT
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68-69 Bedford Road, Bootle, Merseyside L20 7DW

COMMERCIAL INVESTMENT

Guide price **£90,000 +**



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A three storey mixed use end terraced property comprising of a ground floor commercial unit together with a spacious 3 bedroomed flat above. The retail unit is currently let by way of a 10 year lease at a rental of £1300.00 per annum commencing 2009 and benefits from steel roller shutters. The flat above is currently let by way of an Assured Shorthold Tenancy producing £5400.00 per annum. The flat was in good order throughout and benefits from double glazing and central heating. The total annual rental income being in excess of £21,000.

Not to scale. For identification purposes only

Situated

Off Stanley Road in an established location approximately 2 miles from Liverpool city centre.

Ground Floor

Retail Unit – Reception Area & Workshop.

First Floor

Flat – Hall, Lounge, Kitchen/Diner.

Second Floor

3 Bedrooms, Bathroom/WC with walk in shower.