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348 St. Marys Road, Liverpool L19 0NQ

MIXED USE INVESTMENT

Guide price **£65,000+**



A two storey mixed use property comprising a ground floor retail unit together with a two-bedroomed flat above. The ground floor shop is currently let on a three year Supplemental Lease from 1st January 2011 at a rental of £4,500 per annum and the flat above is currently let on an Assured Shorthold Tenancy at a rental of £4,800 per annum. The annual rental income being in excess of £9,800 per annum. The property benefits from double glazing.



Not to scale. For identification purposes only

Situated

Fronting St Marys Road at its junction with Garston Old Road in a well established residential location approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales area, two Rear Rooms, Kitchen.

First Floor

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

Outside

Yard and WC