

LOT  
**71**

# 398 Longmoor Lane, Liverpool L9 9DB

## MIXED USE INVESTMENT

Guide price **£75,000 +**



Not to scale. For identification purposes only

**A three storey mid terrace property comprising of a ground floor retail unit together with 2 self-contained flats above. The shop is currently let by way of a 5 year lease from 2012 at a rental of £6240.00 per annum. The property benefits from electric steel roller shutters. The flats are accessed via a separate front entrance and following refurbishment would be suitable for investment purposes. The first and second floors benefit from double glazing. When fully let the potential annual rental income is in excess of £14,000.**

### **Situated**

Fronting Longmoor Lane (A506) on a busy main road position and within walking distance of Walton Vale Amenities.

### **Ground Floor**

**Shop** – Main Sales Area, Rear Room/Kitchen, Store, 2 Beauty Areas, WC.

### **First Floor Flat**

Hall, Living Room/Bedroom, Kitchen/Diner, Bathroom/WC.

### **Second Floor Flat**

Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

### **Outside**

Yard to the Rear.