

LOT

86

227/227a Kensington, Liverpool L7 2RF

MIXED USE INVESTMENT

Guide price **£85,000 +**

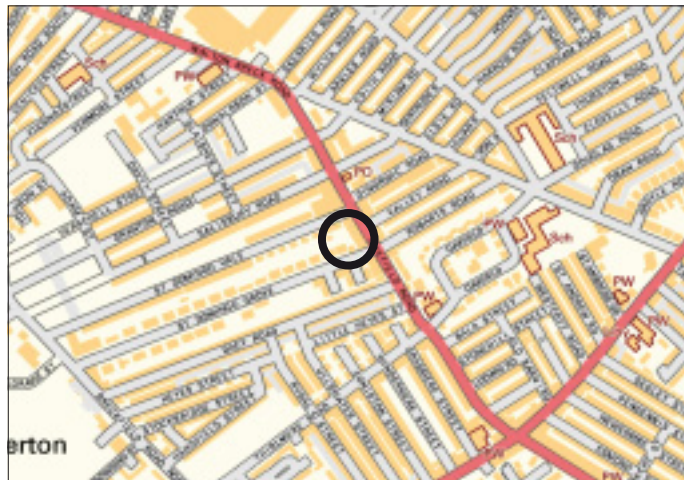
**A 3 storey middle terraced mixed use property comprising of a ground floor retail unit currently trading as Sutton Estates at a rental of £3600.00 per annum. To the first/second floors there is a 2 bedroomed flat currently let by way of an Assured Shorthold Tenancy at a rental of £5040.00 per annum. The property benefits from double glazing and central heating.**

#### **Situated**

Fronting Kensington High Street opposite to its junction with Holt Road approximately 1 mile from Liverpool City Centre.

#### **Ground Floor**

Main sales area, Rear sales area, Kitchen.



Not to scale. For identification purposes only

#### **First Floor**

Living Room, Kitchen, Bathroom.

#### **Second Floor**

2 Bedrooms.

#### **Outside**

Yard to the rear.