

LOT
41**277 Hawthorne Road, Bootle, Merseyside L20 3AP**
COMMERCIAL INVESTMENT**GUIDE PRICE £40,000 - £45,000**

A two storey mixed use property comprising of a ground floor retail unit together with a self-contained flat above accessed via a separate front entrance. The ground floor unit is vacant and would be suitable for a number of uses, subject to the relevant consents. The shop benefits from electric steel roller shutters. The first floor flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4940.00 per annum. The potential annual rental income being in excess of £10,000 per annum.



Not to scale. For identification purposes only

Situated The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately 1/2 mile west of Bootle town centre and 4 miles north of Liverpool City Centre.

Basement Not inspected.

Ground Floor

Shop - Main Sales Area, Rear Kitchen, W.C.

First Floor Flat

Flat - Hall, Living Room, Kitchen, Bedroom, Bathroom/W.C

Outside

Yard to the rear.