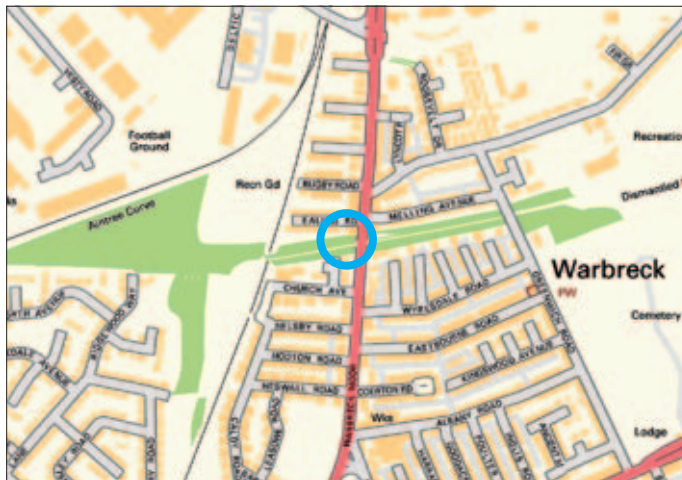


LOT
93

213 Warbreck Moor, Liverpool L9 0HU

COMMERCIAL INVESTMENT

GUIDE PRICE £60,000+



Not to scale. For identification purposes only

A two storey mixed use property comprising a vacant ground floor retail unit which until recently traded as a Barbers and would be suitable for a number of uses, subject to the relevant consents. To the upper floors there are two one-bedroomed flats which are both currently let at a rental of £9360.00 per annum. The flats have recently been refurbished and benefit from double glazing and electric storage heaters. The potential annual rental income being in excess of £12,000.

Situated

Fronting Warbreck Moor at its junction with Melling Road in an established location within close proximity to Aintree Racecourse and Aintree Railway Station.

Ground Floor

Shop Main Sales Area, Rear Room, WC.

Ground & First Floor

Flat 1 Kitchen, lounge, upstairs to bedroom, bathroom/WC

Flat 2 Kitchen, upstairs to lounge, bedroom, bathroom/WC

Outside

Yard to the rear and access to the flats.