

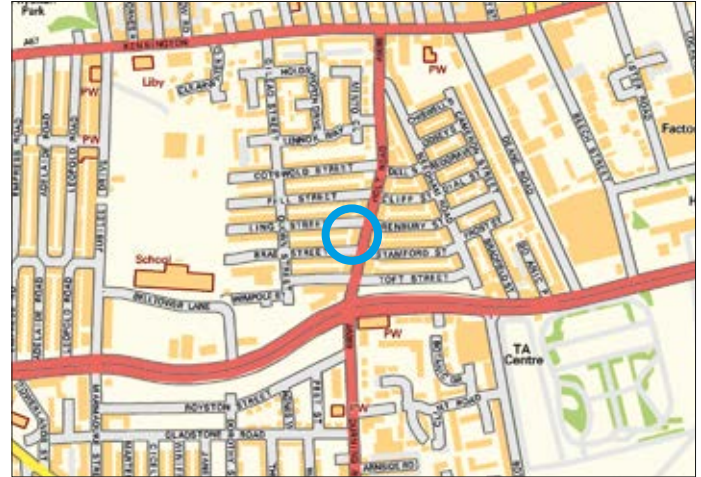
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## 96 Holt Road, Liverpool L7 2PR COMMERCIAL INVESTMENT

**\*GUIDE PRICE £65,000+**



A three storey end of terrace mixed use property comprising a ground floor Takeaway together with a three bedroom flat above accessed via a separate front entrance. The property benefits from double glazing, central heating and electric steel roller shutters. There are two advertising hoardings also included in the sale producing £612.00 per annum. The whole property is let by way of a 5 year lease from April 2013 producing £9,000.00 per annum.



Not to scale. For identification purposes only

**Situated** fronting Holt Road between Edge Lane and Kensington High Street in a popular and established residential location approximately 2.5 miles from Liverpool city centre.

### **Cellar**

Not Inspected.

### **Ground Floor**

**Shop** Main Sales Area, Kitchen, Two Preparation Rooms, WC.

### **First Floor Flat**

Lounge, Kitchen/Diner, Shower/WC.

### **Second Floor**

Three Bedrooms.

### **Outside**

Yard to Rear