

LOT  
**123**

# 408-410 Prescot Road, Old Swan, Liverpool L13 3DA

COMMERCIAL INVESTMENT

**\*GUIDE PRICE £120,000+**



A three storey double fronted retail unit together with two duplex self contained flats above (one two-bedroom and one three-bedroom). The property is in good order throughout and benefits from double glazing, central heating and electric steel roller shutters. The ground floor is currently let by way of a three year lease at a rental of £6,000 per annum. The flats are vacant and suitable for immediate letting with a potential annual rental income of £12,600. When fully let the potential annual rental income being in excess of £18,600.

**Situated** Fronting Prescot Road close to its junction with Green Lane just a short distance to Old

Swan amenities and approximately 3 miles from Liverpool city centre.



Not to scale. For identification purposes only

## Ground Floor

Retail Unit (Salt & Pepper Bar and Restaurant), Kitchen, Ladies and Gents WCs

## First Floor

**Flat 410a** Hall, Bedroom, Kitchen, Bathroom/WC

**Flat 408a** Hall, Lounge, Bedroom, Kitchen, Bathroom/WC with Walk In Shower

## Second Floor

**Flat 410a** Lounge, Bedroom

**Flat 408a** Two Further Bedrooms

## Outside

Yard to the rear.