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For sale by Public Auction on the 03 June 2015 at Titanic Hotel, Stanley Dock, Regent Road L3 0AN.

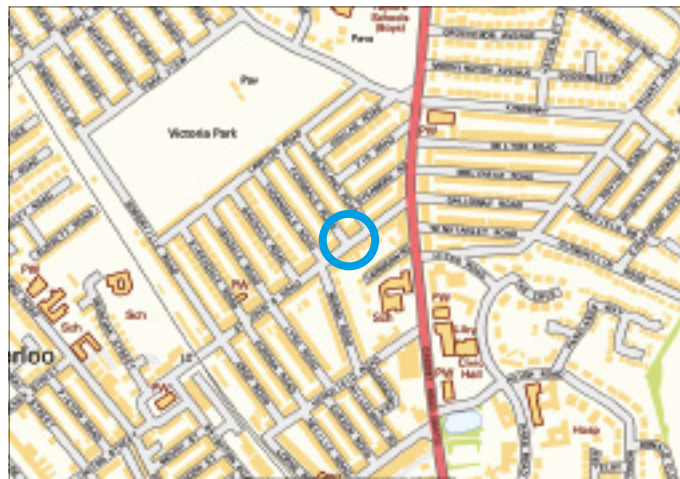
129/129A St. Johns Road, Waterloo, Liverpool L22 9QE

***GUIDE PRICE £90,000+**



MIXED USE INVESTMENT CURRENTLY PRODUCING £7,000 PER ANNUM WITH A VACANT 3 BED FLAT ABOVE

Description A three storey mixed use property comprising of a ground floor retail unit together with a 3 bedroomed self contained flat above accessed via a separate front entrance. The ground floor is currently let to Williamson Butchers by way of a new 8 year lease commencing on 25th December 2014 producing £7,000 per annum with a 4 year upward only rent review. The property benefits from double glazing and electric roller shutters. The flat is vacant and following refurbishment would be suitable for occupation or investment purposes.



Not to scale. For identification purposes only

When fully let the potential annual rental income is in excess of £13,000.00.

Situated Fronting St. Johns Road on a busy and popular main road position off Crosby Road North.

Ground Floor

Main Sales Area, Rear Room/ Kitchen, Walk in Freezer.

Flat - Ground Floor

1 Room, Kitchen.

Flat - First Floor

3 Rooms, Bathroom, Separate WC.

Flat - Second Floor

2 Rooms.

Outside

Rear Yard. WC.