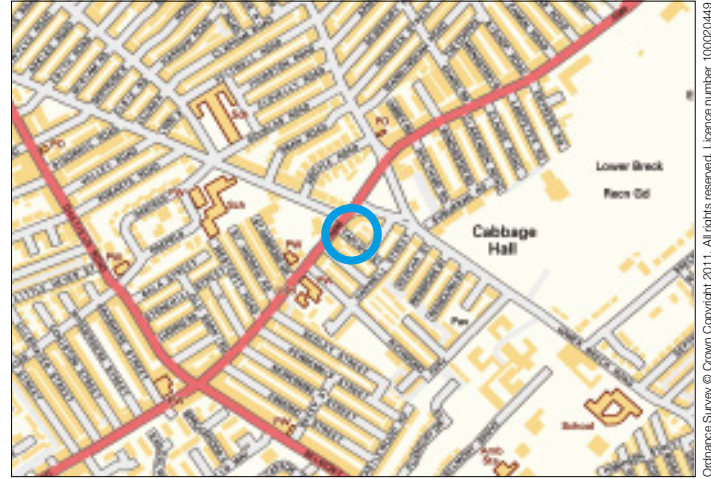


LOT
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51-53 Breck Road, Anfield, Liverpool L4 2QS

*GUIDE PRICE £100,000+



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Not to scale. For identification purposes only

GROUND FLOOR RETAIL UNIT TOGETHER WITH 5 FLATS ABOVE CURRENTLY PRODUCING £18,900 PER ANNUM

Description A substantial double fronted three storey mixed use property suitable for investment and development. The property comprises a ground floor retail unit together with five self-contained flats (1 x studio, 2 x 2 bedroomed and 2 x 3 bedroomed). The ground floor retail unit is currently let by way of a 15 year Lease from 2008 producing £7,500 per annum. Three of the flats are currently let by way of Assured Shorthold Tenancies producing £11,400.00 per annum. All tenanted flats have been modernised and include fitted kitchens. The vacant flats are in need of refurbishment. Approximate current total annual income - £18,900.

Situated Fronting Breck Road at the junction with Taplow Street in the district of Anfield the property is in a popular and well established residential location within close proximity to local amenities and approximately 3 miles from Liverpool City Centre.

Ground Floor

Retail Unit, Store Room. Entrance from Taplow Street to the three flats.

Studio **Flat 1** let at £200 per calendar month (£2,400 per annum).

First Floor

3 Bedroom **Flat 2** let at £400 per calendar month (£4,800 per annum).

Second Floor

2 Bedroom **Flat 3** let at £350 per calendar month (£4,200 per annum).