

LOT  
**21**

# 103–107 Linacre Road, Litherland, Liverpool L21 8NS

\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **Three commercial retail units with seven one-bedroomed flats. Producing £25,632pa.**

**Description** A mixed use property comprising three commercial retail units together with seven one-bedroomed self-contained flats above. The shops are currently let by way of Leases and trading as 'Easy Order Beds' and 'Used Household Electrics'. Four of the flats are currently let by way of Assured Shorthold Tenancies and one by way of a regulated tenancy. The property is currently producing £25,632 per annum. The potential income when fully let being in excess of £35,000pa.

**Situated** Fronting Linacre Road approximately 5 miles north of on the corner of Hinton Street Liverpool city centre.

## Ground Floor

**107** Corner shop, Kitchen, WC

**103–105** Shop, Kitchen, WC

## 103–105

**First Floor Flat A** Lounge, Kitchen, Shower room/WC, 2 Bedrooms. **Flat B** Lounge, Kitchen, Shower room/WC, Bedroom. **Flat C** Open plan Lounge/Kitchen, Shower room/WC, Bedroom.

**Second Floor Flat D** Lounge, Kitchen, Shower room/WC,

Bedroom. **Flat E** Lounge, Kitchen, Shower room/WC, Bedroom.

**Flat F** Lounge, Kitchen, Shower room/WC, Bedroom.

## 107A

Separate entrance Lounge, Kitchen, Shower room/WC, Bedroom.