



- A Grade II listed investment property currently producing £42,000 per annum with potential to increase to over £50,000 per annum.

**Description** A Grade II listed Investment Property currently producing £42,000.00 per annum with potential to increase to over £50,000 per annum. The property lies within a conservation area in a unique building and comprises a ground floor retail unit together with three newly refurbished self-contained flats to the ground floor (one one- and two two-bed). Also to the lower ground floor which has recently been refurbished are several offices, communal kitchen and WC suitable for rental purposes or possible residential conversion. The ground floor retail unit is let by way of a 5 year lease with 2 years remaining to LPS Property Consultants and the three flats are currently let by way of 12 month Assured Shorthold Tenancies. The property benefits from many unique features, original sash windows, electric heating and secure intercom systems.

**Situated** Fronting Exchange Street East off Dale Street in the heart of the commercial district of Liverpool city centre within walking distance to Moorfields Station, local restaurants and shopping amenities.

**Ground Floor** Commercial Unit  
**Shop** Main Sales Area, WC. Meeting Room to lower ground floor.

**Lower Ground Floor** Communal Kitchen & WC, Store Room. Four Separate Offices.

**Flat 1** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

**Flat 2** Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

**Flat 3** Open Plan Lounge/Kitchen  
**Lower Ground Floor** Bedroom, Shower Room/WC.

**Outside** Shared Courtyard with feature Dome

