



- **Two storey mixed use middle terraced property, currently producing £5400.00 per annum.**

Description A two storey mixed use middle terraced property comprising a ground floor retail unit together with a two bedroomed self contained flat above. The shop is vacant and would be suitable for a number of uses, subject to any relevant planning consents. The flat is accessed via its own separate entrance to the rear of the property and is currently let by way of an Assured Shorthold Tenancy producing £5400.00 per annum. The property benefits from electric steel roller shutters, double glazing and central heating. The potential rental income when fully let being in excess of £9,000 per annum.



Not to scale. For identification purposes only

Situated Fronted St Marys Road in an established location forming part of Garston Village.

Outside Yard to the rear. Access to the flat.

Ground Floor Shop Main Sales Area, Office, Rear Room, Kitchen, WC

First Floor Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC