



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 10002049

Not to scale. For identification purposes only

- **A three storey mixed use property comprising a ground floor shop unit trading as with a three bedroomed flat above producing £9,000 per annum.**

Description A three storey mixed use property comprising a ground floor shop unit trading as “Sanfex African Hotpot” providing 20 covers together with a three bedroomed flat above via a separate rear entrance. The whole property is currently let by way of a 10 year lease from September 2014 at a rental of £9000.00 per annum. The property benefits from steel roller shutters to the ground floor, central heating and partial double glazing.

Situated Fronting Prescot Road on a busy main road position approximately 2.5 miles from Liverpool city centre.

Second Floor Three/four Bedrooms.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, two Rear Rooms, Kitchen, Store Room/WC.

First Floor Flat Hall, Living Room, Kitchen, two Shower Rooms/WC.