



- **Shop unit with two self contained flats above. Double glazing, central heating, alarms and shutters. Partially let producing £9,360.00 per annum.**

Description A substantial three storey corner property comprising a ground floor shop unit together with two self-contained flats above. The property benefits from double glazing, central heating, steel roller shutters and smoke alarms. The ground floor shop unit is vacant and would be suitable for a number of uses subject to the relevant consents. The two flats are both currently let by way of Assured Shorthold Tenancies producing £9,360.00. When fully let the potential rental income is in excess of £12,000 per annum.



Not to scale. For identification purposes only

Situated Fronting Rocky Lane on the corner of Scorton Street in a busy main position approximately 2 miles from Liverpool city centre.

Bathroom/WC, Kitchen, two Bedrooms.

Outside Garage.

Ground Floor Shop Main sales area, WC, Rear room.

First Floor Flat A Hall, Lounge/Diner, Bedroom, Bathroom/WC

Second Floor Flat B Lounge,