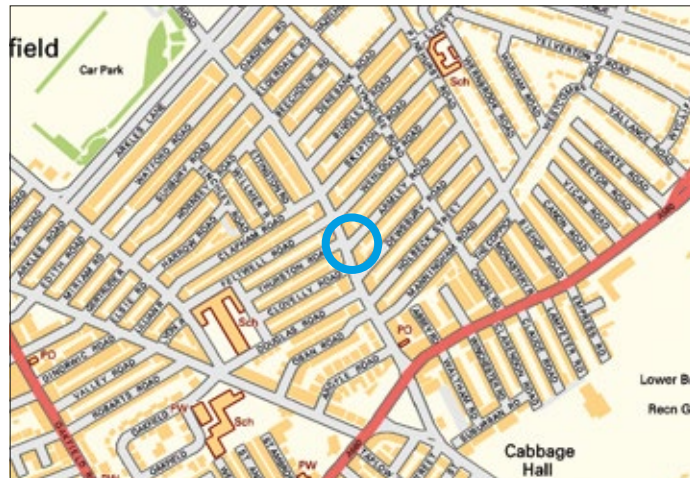


LOT

105

62 Priory Road, Liverpool L4 2RZ

\*GUIDE PRICE £75,000–£85,000



Not to scale. For identification purposes only

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- **A mixed use investment producing £12,720pa. Ground floor retail unit with two self-contained flats to the upper floors. Gas central heating and double glazing.**

**Description** A mixed commercial and residential investment currently producing £12,720pa. The property comprises a ground floor retail unit let to a long standing tenant in occupation for approximately 16 years. Renewal lease for 12 months from December 2014 with internal repairing terms on a rent of £4,080pa. To the upper floors there are 2 self-contained flats both currently let by way of Assured Shorthold Tenancies producing a rental income of £8640.0pa. The property benefits from gas central heating and double glazing.

**Situated** A prominent site on a busy main road close to the junction with Armley Road. Close to Stanley Park, Everton Football Club and the proposed Liverpool Football Club redevelopment.

**Ground Floor Sales Shop**  
27.8m<sup>2</sup> (300 sq ft)  
Preparation Room 15.34m<sup>2</sup>  
(165.12 sq ft)  
Kitchen, WC

**First Floor Flat 1** Hall, Bathroom/WC, Kitchen with fitted units, Living Room, Bedroom

**Second Floor Flat 2** Living Room/Kitchen with fitted units and built in oven and hob, Bathroom/WC, Bedroom