

LOT
31

475 Rice Lane, Liverpool L9 8AP

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020499

- **Mixed use investment producing £9,280 per annum. Double glazing. Electric heating.**

Description A three storey mixed use investment property comprising a ground floor retail unit together with two one-bedroomed self contained flats above, accessed via a separate front entrance. The shop is currently let on a rolling monthly contract producing £5,200 per annum. One of the flats is currently let by way of an Assured Shorthold Tenancy producing £4,080.00 per annum. The property benefits from double glazing, electric roller shutters and electric heating. When fully let the potential rental income is in excess of £13,500 per annum.

Situated Fronting Rice Lane (A59) close to the junction with Orrell Lane within close proximity to Walton Vale amenities, Orrell Park Train Station, schooling and approximately 4 miles from Liverpool city centre.

Basement Not inspected.

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

First Floor Flat A Open plan Lounge/Kitchen, Bedroom, Shower room/WC.

Second Floor Flat B Open plan Lounge/Kitchen, Bedroom, Shower room/WC.

Outside Yard to the rear. Outhouse