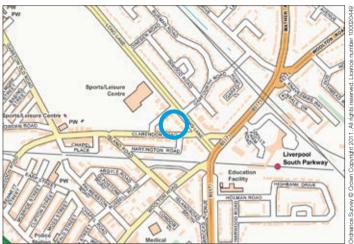
9 Long Lane, Garston, Liverpool L19 6PE *GUIDE PRICE £45,000-£50,000



 Freehold three storey property providing a ground floor retail unit with a one bedroomed flat. Double glazing. Electric roller shutters.

Description A freehold three storey property providing a ground floor retail unit together with a one bedroomed flat to the rear, which is accessed via a separate side entrance. The shop benefits from a newly double glazed shop frontage and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of $\mathfrak{L}4,800$ per annum and benefits from double glazing and electric heating. The potential income when fully let being in excess of $\mathfrak{L}8,400$ per annum. The two flats above have been sold off separately on long leaseholds and are not included in the sale.



Not to scale. For identification purposes only

Situated Fronting Long Lane within a parade of similar units approximately 6 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC

Flat Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC

Outside Rear Yard