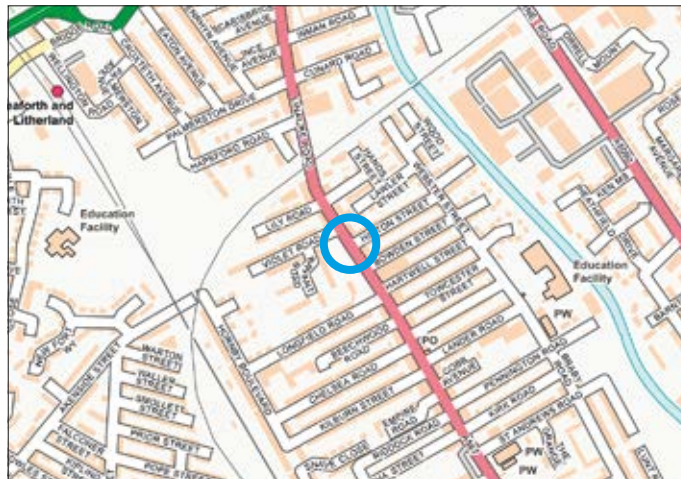


LOT
100

99-101 Linacre Road, Liverpool L21 8NS
***GUIDE PRICE £80,000+**



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- **A three storey mixed use property providing a retail unit together with 2 x 2 bed flats above.**

Description A three storey mixed use property comprising a pair of interconnecting ground floor retail units together with 2 x 2 bedroomed flats to the first and second floors. Works have commenced to the flats to include replastering throughout, double glazing and new kitchens. Once the works have been finished and the services are connected the property would be suitable for investment purposes. The flats are currently accessed through the shop and to the rear. Once fully let the potential rental income is approximately £18,500 per annum.

Situated Fronting Linacre Road in a popular and well established residential location within close proximity to local amenities, schooling and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Two Interconnecting units, two rear rooms, WC.

First Floor Flat 1 Lounge, Kitchen, two Bedrooms, Bathroom/WC (no fittings).

Second Floor Flat 2 Lounge, Kitchen, two Bedrooms, Bathroom/WC (no fittings).

Outside Yard to the rear.