

LOT  
**68**

**3 William Henry Street, Liverpool L3 8BB**

**\*GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

- **Mixed use end of terrace property. Potential income £12,300 per annum.**

**Description** A two storey mixed use end of terrace property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via its own separate side entrance. The ground floor benefits from A5 use and would be suitable as a Takeaway/Fish & Chip Shop. Works have commenced to the upper floors and are in good order suitable for immediate investment purposes following floor covering. When fully let the potential rental income would be approximately £12,300.00 per annum.

**Situated** Fronting William Henry Street off Soho Street which in turn is off Islington within walking distance to the Liverpool Royal Hospital, Universities and Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Preparation Room, Kitchen, WC.

**First Floor** Hall, Kitchen, Lounge, Dining Room/Bedroom, Shower Room/WC.

**Attic Room** One Bedroom above.