

LOT
85

271 Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

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- **Mixed use investment currently producing a rental of £8,940 per annum. Double glazing. Central heating. Electric roller shutters.**

Description A mixed use investment opportunity producing a rental income of £8,940 per annum. A middle terraced mixed use property comprising a ground floor retail unit together with a 1 bedroomed flat above accessed via a separate rear entrance. The shop is currently let by way of a 3 year Lease commencing May 2016 at a rental of £4,200 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,740 per annum. The property benefits from double glazing (flat only), central heating and steel roller shutters.

Situated Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Shop Cafe, Rear Kitchen, wc

First Floor Flat Kitchen, Shower Room/WC, Bedroom, Lounge

Outside Yard to the rear and access to the flat

EPC Rating C