

LOT
46

134/136 Linacre Road, Litherland, Liverpool L21 8JT

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

Description

A two storey end of terraced mixed use property comprising two inter connecting retail units together with two × one bedroomed flats above, accessed via a separate rear entrance. The ground floor is currently let by way of a 1 year Lease from November 2022 at a rent of £6,240 per annum. The flats are both let by way of Assured Shorthold Tenancies at a rent of £10,000 per annum. The total rental income is approximately £16,240 per annum. The property benefits from double glazing, central heating and electric roller shutters.

Situated

Fronting Linacre Road on the corner of Kilburn Street on a prominent main road position approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area (two rooms knocked into one) rear room, storage cupboard, Kitchen, WC.

First Floor

Flat 136a Hall, Lounge, Kitchen/ Diner, Bedroom, Bathroom/WC

Flat 136b Hall, Lounge, Kitchen/ Diner, Bedroom, Bathroom/WC

Outside

Yard.

EPC Rating

Shop TBC. **136a D. 136b C**

Council Tax Band

136a A. 136b A

