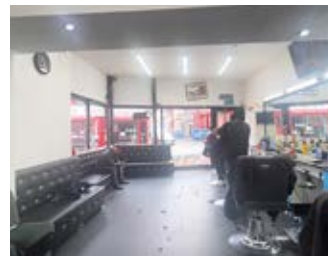




**Description**

A commercial investment opportunity producing £23,400 per annum. The property comprises a ground floor retail unit currently trading as a Barbers and let by way of a year lease producing £9,000 per annum. To the first and second floors accessed via a separate side entrance there is a studio flat and a two bed self-contained flat both let by way of Assured Shorthold Tenancies producing £14,400 per annum. The property benefits from electric roller shutters and double glazing and central heating.



**Situated**

Fronting Breck Road at its junction with in a prominent busy main road position close to local amenities and approximately 3 miles from Liverpool city centre.



**Ground Floor**

Shop Main Sales Area, Rear room, Kitchen, WC

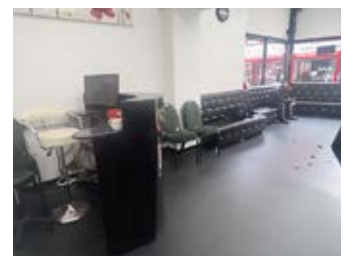
**EPC Rating**

Shop C. Flat 1 D. Flat 2 C

**First Floor**

Flat A Studio Lounge/Kitchen/Bedroom, Shower Room/WC

Flat B Bedroom, Bathroom/WC



**Second Floor**

Flat B Lounge, Bedroom, Breakfast/Kitchen, WC

**Outside**

Yard to rear.