

LOT

8

87/87a Rocky Lane, Anfield, Liverpool L6 4BB

GUIDE PRICE **£175,000+***

MIXED USE

Description

A three storey mixed-use corner property benefitting from double glazing, electric roller shutters, electric and central heating and a garage to the rear with roller shutter. The property comprises a ground floor retail unit which is currently vacant and suitable for immediate rental purposes with a potential income of £8,500 per annum, together with two × two bedroomed self-contained flats accessed via a separate side entrance. The two flats are in very good condition and are currently let by way of Assured Shorthold Tenancy agreements producing a rental income of £9,600 per annum. When fully let the potential rental income is approximately £20,000 per annum.

Situated

Fronting Rocky Lane on the corner of Scorton Road in a popular and well-established area within close proximity to local amenities, Newsham Park, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, two Offices, Kitchen, WC

First Floor

Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms

Second Floor

Flat 2 Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC

Outside

Garage/Gym (Comes with Flat 2), Electric Shutters

**EPC Rating**

Shop E. Flat 1 D. Flat 2 C

Council Tax Band

Flat 1 A. Flat 2 A

