



Description

A mixed-used investment opportunity fully let and producing a rental income of £37,200 per annum. The property comprises a substantial three storey corner property providing a ground floor retail unit currently let by way of a 5 year FR lease from 2019 to a hairdressers producing a rental income of £5,400 per annum. To the ground, first and second floors accessed via a separate side entrance, there are three self-contained flats (two x two and one x one bed) which are in good condition, and all let by way of Assured Shorthold Tenancies producing £31,800 per annum. The property benefits from double glazing, electric heating, roller shutters and secure entry system for the shop.

Situated

On the corner of Picton Road and Ashfield in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.



Ground Floor

Shop Main Sales area, WC

Ground Floor

Flat 1 Open Plan Lounge/
Kitchen, Bedroom, Bathroom/
WC

First Floor

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

Second Floor

Flat 3 Hall, Lounge, Kitchen,
Bathroom/WC, two Bedrooms

EPC Rating

Flat 1 TBC. **Flat 2** E. **Flat 3** E

Council Tax Band

Flat 1 A. **Flat 2** A. **Flat 3** A