

LOT
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85 St. Johns Road, Waterloo, Liverpool L22 9QD

GUIDE PRICE **£175,000+***

MIXED USE

Description

A mixed-use investment opportunity producing £22,200 per annum. The property comprises a ground floor retail together with two x two bedroomed flats above accessed via a separate front entrance. The ground floor retail unit is currently let by way of a renewed 2 year lease from June 2024 producing £5,400 per annum. The two flats are each let by way of Assured tenancies producing a total of £16,800 per annum.

Situated

Fronting St John's Road in a prominent position on a busy main road in a popular and well-established location close to local amenities and transport links including a short walk to Waterloo Train Station. The property is approximately 6 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Kitchen, WC.

85A Lounge, Kitchen, Bedroom

First Floor

85A Further Bedroom, Bathroom/WC

85B Lounge, Kitchen, Bedroom

Second Floor

85B Further Bedroom, Bathroom/WC

Outside

Yard to Rear.

EPC Rating

85 C. 85A C. 85B D

Council Tax Band

85A A. 85B A

