

LOT  
**67**

76 Eastbank Street, Southport, Merseyside PR8 1EF

GUIDE PRICE **£175,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently fully let producing £21,000 per annum. The property comprises a ground floor retail unit currently let by way a 5 year lease from September 2023 to a Barbers at a rental of £6,000 per annum. To the upper floors there are two self-contained flats (one x two and one x three bed) to the upper floors and accessed via separate entrances. Both flats are let by way of Assured Shorthold tenancies producing £15,000 per annum. The property benefits from double glazing and electric heating.

### Situated

Fronting Eastbank Street in a popular location close to local amenities and transport links.

### Ground Floor

**Shop** Main Sales Area, Kitchen, WC

### EPC Rating

**Shop** TBC. **76a** TBC. **76b** E

### First Floor

**76a Flat** Hall, Lounge, Kitchen, stairs to three bedrooms, Bathroom/WC  
**76b (rear)** Hall, Lounge, Kitchen, Shower Room/WC. Stairs to two Bedrooms

### Council Tax Band

TBC

### Joint Agent

Entwistle Green



### Outside

Yard to the rear.