

LOT

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171/171a Linacre Road, Liverpool L21 8JS

GUIDE PRICE **£85,000+\***

MIXED USE

### Description

A commercial investment property producing a rental income of £12,195 per annum. The ground floor retail unit is currently let by way of a FRI Lease until 01/10/26 trading as 'La Scala' pizzeria producing a rental income of £5,895 per annum. There is a self-contained flat to the first floor which is currently let by way of a FRI Lease until 06/08/25 producing a rental income of £6,300 per annum used for catering purposes.

### Situated

Fronting Linacre Road in a popular and well established location amongst other local amenities, close to schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

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

### Council Tax Band

**Flat A**

### First Floor

**Flat** Lounge, Kitchen, Bedrooms, Bathroom/WC.

### Outside

Yard to the rear.

### EPC Rating

**Shop C. Flat C**

