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53 St. Marys Road, Garston, Liverpool L19 2NJ

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

### Description

A mixed use investment opportunity currently fully let and producing a rental income of approximately £24,240 per annum. The property comprises two ground floor retail units together with a two bedroomed self-contained flat above with a roof terrace and workshop. One retail unit is currently let as a clothes shop on a 10 year lease which was renewed in Jan 2023 producing a rental income of £5,400 per annum and the other is let as a Barber Shop producing £7,440 per annum. The flat is currently let by way of an Assured Shorthold Tenancy producing £6,000 per annum. The Workshop currently let on a ten year lease with approximately 9 years remaining producing a rental income of £6,000 per annum.

### Situated

Fronting St Marys Road on the corner of Wellington Street which is off Garston Way A561 in a popular and well established location within close proximity to local amenities, transport links and approximately 7 miles from Liverpool city centre.

### Ground Floor

**Barber** – 53b Main Sales Area, Rear Room, Kitchen/WC.

**Clothes Shop** – 53 Main Sales Area, Rear Room, WC.

### First Floor

**Flat** Hall, Open Plan Lounge/ Kitchen, two bedrooms, Bathroom/WC, roof Terrace

### EPC Rating

**Flat G. Shop C**



### Council Tax Band

A