

LOT  
**46**

159 Rice Lane, Liverpool L9 1AF

GUIDE PRICE **£110,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently fully let producing £13,200 per annum. The property comprises of a two storey terraced property providing a ground floor retail unit together with a two bed flat above, accessed via a separate front entrance. The property benefits from electric roller shutters, double glazing and central heating. The ground floor is let by way of a rolling contract producing £6,000 per annum. The flat is let by way of an Assured Shorthold Tenancy producing £7,200 per annum.

### Situated

Fronting Rice Lane (A59) in a popular and well established location, close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

### Basement

Not internally inspected by  
Sutton Kersh

### Outside

Yard to the rear.

### Ground Floor

**Shop** Main Sales Area, two Rear Rooms, Storeroom, WC, access to the basement

### EPC Rating

Flat E. Shop C

### Council Tax Band

A

### First Floor

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

### Note

Sutton Kersh have not internally inspected the flat and all details have been provided by the vendor.

