

LOT

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41 Priory Road, Liverpool L4 2RX

GUIDE PRICE **£80,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently producing £13,200 per annum. A three storey mixed-use property comprising a ground floor retail unit which is currently let to 'Sui Mai Shack' by way of a 3 Year Lease from 2023 at a rent of £7,200 per annum. To the first floor there is a two bed roomed self-contained flat which is currently let to a long-standing tenant by way of an Assured Shorthold Tenancy at a rent of £6,000 per annum. The property benefits from double glazing, central heating and electric roller shutters.

### Situated

Fronting Priory Road in a popular and well established residential location within easy access to Stanley Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Shop** Main sales area, Kitchen, WC

### First Floor

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

### Second Floor

Two Bedrooms.

### Outside

Yard, Access to Flat.

### Note

Please note Sutton Kersh have not internally inspected the property

### Council Tax Band

41a A



### EPC Rating

Shop C. Flat E