

LOT
60

222/222a Picton Road, Wavertree, Liverpool L15 4LL

GUIDE PRICE **£145,000+***

MIXED USE

Description

A mixed-use investment opportunity comprising a ground floor retail unit together with a self-contained flat above accessed via a separate side entrance. The property benefits from steel electric roller shutters and central heating. The ground floor has recently been refurbished and the whole building is let by way of 6-year Full Repair and Insurance (FRI) lease commencing 26th June 2024 producing a rental income of £14,400 per annum. The vendor has been informed that the tenant is interested in discussing a two-year lease extension, subject to mutual agreement.

Situated

Fronting Picton Road on the corner of Wellington Grove in a popular location on a busy main road being one of the main arterial routes into Liverpool city centre which is approximately 3.5 miles away.

Ground Floor

Café with 30 covers, Kitchen Area, WC

First Floor

Flat 222a Kitchen/Diner, Bathroom/WC, Lounge, Bedroom, Office/Study

Outside

Yard to rear

EPC Rating

222 B. 222A E

Council Tax Band

Flat A

