

LOT
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9-11 Hawthorne Road, Bootle, Merseyside L20 2DG

GUIDE PRICE **£150,000+***

MIXED USE

Description

A two storey middle terraced mixed use premises comprising a ground floor retail unit with two × two bedroomed flats above. The ground floor retail unit is let as a community centre producing a rental income of £12,000 per annum and the two flats are both let by way of Assured Shorthold Tenancy agreements producing a rental income of £17,400 per annum bringing the total rental income to £29,400 per annum. The property benefits from double glazing, electric heating and electric roller shutters.

Situated

Off Westminster Road in a popular and well-established residential area close to local amenities, schooling and within walking distance to Kirkdale train station. The property is approximately 4 miles from Liverpool city centre.

Ground Floor

Community Centre Main Centre Area, Shower Room/WC, WC, Office Flat 1 – Stairs

First Floor

Separately Accessed

Flat 1 Open Plan Living Room/ Dining Room, Kitchen/Diner, Bathroom/WC

Flat 2 Bathroom/WC, Kitchen, Living Room

Second Floor

Flat 1 Two Bedrooms

Flat 2 Two Bedrooms

Outside

Yard to the Rear

EPC Rating

Community Centre TBC. **Flat 1** TBC. **Flat 2** G



Joint Agent

SK Real Estate

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PROPERTY CONSULTANTS - COMMERCIAL SERVICES & VALUERS