LOT 19

297 Breck Road/2 Windermere Street, Everton, Liverpool L5 6PU

GUIDE PRICE **£285,000+***

MIXED USE

Description

A mixed use investment opportunity part let producing £28,000 per annum The property comprises a substantial three storey mixed use property comprising a ground floor retail unit/ offices together with seven self-contained flats above (five × one bedroomed to the first floor and two × two bed flats to the second floor) all accessed via a separate side entrance. The flats are currently fully let by way of rolling contracts producing £28,000 per annum. There is potential to increase the rents to market value. The ground floor is vacant and suitable for a number of uses, subject to any consents. The potential rental income is approx £7,200 per annum. The property benefits from double glazing and electric heating.

Situated

Fronting Breck Road on the corner of Windermere Street in a popular and well-established residential area close to local amenities, Liverpool Football Club, schooling and good transport links. The property is approximately 3 miles from Liverpool city centre.

Basement
Not Inspected

Ground Floor
Entrance Hallway, 2 Front Offices, Kitchen, WC, Rear Office

2 Windermere Street
Flat 1 Hall, Open plan Living Room/Kitchen, Bathroom, Bedroom
Flat 2 Hall, Open Plan Living Room/Kitchen, Bathroom, Bedroom

First Floor
Flat 3 Hall, Open plan Living Room/ Kitchen, Bathroom, Bedroom
Flat 4 Hall, Open plan Living Room/ Kitchen, Bathroom, Bedroom Half Landing
Flat 5 Hall, Open Plan Living Room/Kitchen, Bathroom, two Bedrooms

Second Floor
Flat 6 Hall, Open Plan Living Room/ Kitchen, Bathroom, Bedroom

Flat 7 Hall, open plan Living Room/Kitchen, Bathroom, two Bedrooms

Outside
Shared Yard to Rear

EPC Rating
Office E. **Flat 1** E. **Flat 2** E. **Flat 3** E. **Flat 4** E. **Flat 5** D. **Flat 6** E. **Flat 7** E.

Council Tax Band
Flat 1 A. **Flat 2** A. **Flat 3** A. **Flat 4** A. **Flat 5** A. **Flat 6** A. **Flat 7** A.

Tenure
Freehold