

LOT
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48/50 Kensington, Liverpool L7 8XB

GUIDE PRICE **£275,000+***

MIXED USE

Description

A mixed-use investment opportunity producing a rental income of £35,220.00 per annum. The property comprises two ground floor retail units together with four self-contained flats to the first and second floors. The property benefits from double glazing, central heating and steel roller shutters. We are advised the ground floor retail units are let at a rental of £14,400.00. The flats are all let by way of Assured Shorthold Tenancies producing a rental income of £20,820.00.

Situated

Fronting Kensington High Street in a popular and well-established location close to local amenities and within walking distance to University of Liverpool, Liverpool John Moores University and Liverpool city centre.

Ground Floor

48 Kensington – Shop Main

Sales Area, Kitchen, WC

50 Kensington – Shop Main

Sales Area

Flat 1a 1 Bed Studio Main

Entrance Hallway

Kitchen, two Bedrooms, Shower Room/WC.

Second Floor

Flat 1 Open Plan Living Room/
Kitchen, Bathroom/WC,
Bedroom.

Flat 2 Open Plan Living Room/
Kitchen, Bathroom/WC,
Bedroom.

First Floor

Flat 3 Open Plan Living Room/
Kitchen, Shower Room/WC,
Bedroom.

Flat 4 Open Plan Living Room/
Kitchen, Shower Room/WC,
Bedroom.

Outside

Yard to the rear.



EPC Rating

48 Shop TBC. **50 Shop** TBC. **Flat 1** D. **Flat 2** D. **Flat 3** C. **Flat 4** C.

Council Tax Bands (flats)

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Tenure

Freehold