



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, accessed via a separate front entrance. 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

Ground Floor 50 Kensington

Shop Main Sales Area

Flat 1a One Bed Studio

Main Entrance Hallway

First Floor

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

Flat 4 Open Plan Living Room/ 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.

Outside

Yard to the rear.

EPC Rating

48 Shop D. 50 Shop E. Flat 1 D.

Flat 2 D. Flat 3 C. Flat 4 C

Council Tax Bands (flats)

A

Tenure

Freehold