



Description

A substantial three storey corner mixed use property comprising a ground floor retail unit with garage/workshop with double roller shutters providing car access to the side. To the first floor there is a one bedroomed self-contained flat and office accommodation (each accessed via a separate side entrance). To the second floor there is a one bed self-contained flat which has previously been let out as an office. The office accommodation and one of the flats are both let producing £7,440 per annum, and we are advised the vendor has given them notice to vacate. Following refurbishment works and when the fully let the potential rental income would be approx £28,000 per annum. The property benefits from double glazing, electric heating and electric roller shutters.

Situated

Fronting Prescot Road (A57) on the corner of Bibbys Road and being one of the main arterial routes linking the city centre to the M62 Motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

Cellar

Not Inspected.

Ground Floor

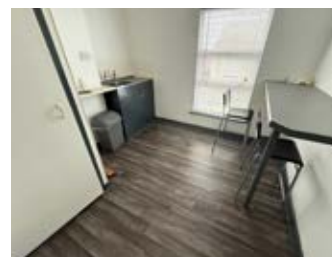
Shop Main Salea area, two Rear rooms, Large workshop with roller shutters (Car access)

First Floor

478C Three Offices, Staff room, Kitchen, WC
478B (Flat) Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor

478A Office/Flat two Rooms Kitchen, Bathroom/WC.



EPC Rating

478 (Offices and Workshop) D.
478A G. 478B D. 478C (Offices and Workshop) D.

Council Tax Band

478B A

Note

The vendor has advised that the first floor flat had a complete gas central heating system installed five years ago.

Tenure

Freehold