

HONEYBUGS

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Investment Opportunity



Description

This is a good size mid terrace retail unit with 3 bedroom self contained flat to the rear and upper floors. The retail element is fully let by way of a new 5 year FRI. The unit benefits from electric Roller shutters and double glazing to the front. The flat is accessed from the rear of the property and offers accommodation over 3 floors. Also fully let on a AST with the current tenant wanting to renew at the earliest convenience. The retail unit is rented for Â£325 pcm while the residential unit passing rent is Â£450 pcm,

giving a combined annual combined income of circa Â£9,300 pa.

Key Facts

- Investment
- Mixed Use
- Fully Let at Â£9,300 pa
- Popular Location
- Three Bedroom Self Contained Flat



24 sq mt

258 sq ft



Freehold



For Sale

Â£80,000

Location

The property is situated fronting Moss Lane in the Orrell Park district of Liverpool, approximately 4 miles north of Liverpool City Centre and a 5 minute walk from Orrell Park Train Station.

Map



Key Information

Address:
79 Moss Lane, Orrell, Liverpool

Price:
Guide Price of £80,000

Business Rates:
TBC

VAT & Legal Costs:
All parties to arrange their own.

Viewing:
All viewing arrangements are to be made strictly through the agent on 0151 243 5325

Accommodation

The accommodation has been measured on a net internal basis and comprises:

| Floor | Size(sq ft) | Size(sq m) |
|--------------|-------------|------------|
| Ground Floor | 259 sq ft | 24.1 sq m |
| Total | 259 sq ft | 24.1 sq m |
| | | |

Disclaimer:

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SUBJECT TO CONTRACT.

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