

FOR SALE AN INVESTMENT PROPERTY comprising of a
A Prominent Ground Floor Shop with Self Contained 3 Bedroom Apartment
103 & 103a MOSS LANE, ORRELL PARK, LIVERPOOL, L9 8AQ

PRICE : £160,000

Ref: 65771



Location Situated in a Busy & Prominent Main Road Location in a Busy Central Parade Location in Orrell Park, Liverpool. This is a well-thought-of area with numerous local retailers serving a Well Populated area which has the benefit of on-street parking nearby. Situated on Moss Lane the property offers a Good-Sized Ground Floor Shop which has operated as a Mains Post Office for many years. The self-contained Apartment has a separate private entrance to rear and occupies the two upper floors. This 3-Bedroom Property offers an Entrance Hall, A Large Living Room, Fitted Kitchen, 3 Bedrooms and a Fully Fitted Bathroom with Shower. The shop is let on a renewable 12-year lease from March 2016 at a current rent of £7,800 P.A. The Apartment is also let (to the existing tenant since 2018) under an assured shorthold tenancy agreement (now automatically converted into an Assured Periodic Tenancy) at a rent of £675 per calendar month. Thus, producing a gross rental of £15,900 Per Annum thus at this attractive asking price the return on Capital is almost 10%.

Full Details are as follows: -

SALES SHOP 29' X 14'8 with Aluminium Shop Front.

REAR OFFICE/STORE 15'3 X 10'

REAR KITCHEN 6' X 10'

REAR PORCH 6' X 7' with Fitted Shelving.

REAR STAIRCASE to First Floor ENTRANCE DOOR to Apartment:-

HALL with Single Radiator.

LIVING ROOM 19'4 X 15' with Ornamental Fireplace, Double Radiator.

FITTED KITCHEN 9'7 X 5'6

BEDROOM 1 13'10 X 9'6 with Single Radiator, Sealed Unit Double Glazed Window.

FULLY FITTED BATHROOM with Suite comprising of Panelled Bath with Mixer Taps & Shower Fitment, Tiled Surround, Pedestal Wash Basin, Low Suite W.C., Vinyl Flooring, Single Radiator, Sealed Unit Double Glazed Window.



FRONT BEDROOM 2 20'3 X 15' with Double Radiator, Sealed Unit Double Glazed Window.

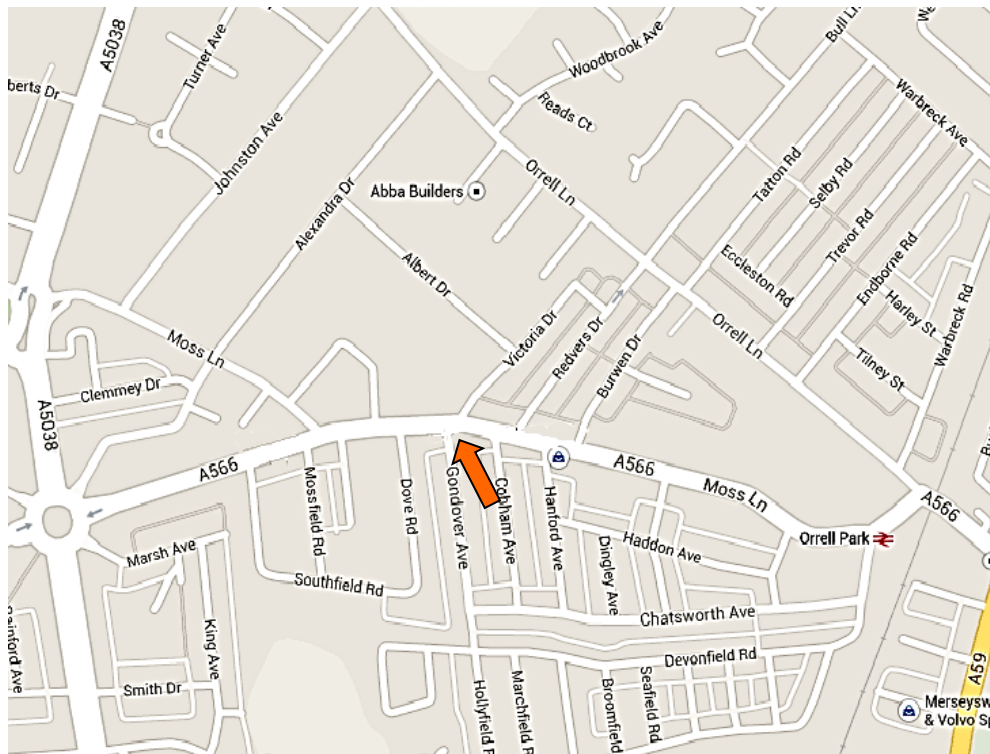
REAR BEDROOM 3 14' X 9'6 with Single Radiator, Sealed Unit Double Glazed Window.

The Shop is let on a Secure 12-year Lease from 8th March 20 on a Full Repairing & Insuring Lease at the Current Rent of £7,800 P.A.

The Apartment is also Let on an APT at ££675 Per Calendar Month (£8,100 P.A.)

Rateable Value £3,950

Location Map



Money Laundering Regulations 2003: Prospective Purchasers will be asked to produce identification documentation prior to proceeding with Sales & Lettings. We respectfully ask for your co-operation in order that there will be no delay in agreeing the sale.

**THESE PARTICULARS ARE BELIEVED TO BE CORRECT BUT CAN IN NO WAY BE GUARANTEED
ALL PROPERTIES ARE OFFERED SUBJECT TO CONTRACT**