

96 LIVERPOOL ROAD SOUTH

Maghull, Merseyside L31 7AG

- Ground floor retail unit and upper floor 2 bed apartment
- Fully let accommodation
- Popular Local Shopping Parade
- Close to Maghull Town Centre

PRELIMINARY
DETAILS

INVESTMENT FOR SALE
Fully let retail accommodation &
upper floor residential apartment



OVERVIEW

- Ground floor 'Costcutter' premises let on a 20 year lease to Elizabeth Bray and Robert Bray expiring on 12th April 2027. Rental £10,200 pa (£850 pcm)
- First floor well maintained apartment let via an assured shorthold tenancy agreement at £5,694 pa (£438 per 4 weeks).
- **TOTAL CURRENT INCOME: £15,894pa**

KEY AREAS:

Ground floor shop: (Gross Areas)

Retail area	714 sq ft (66.30 sq m)
Ancillary	172 sq ft (16.02 sq m)

Two Bedroom Apartment (sizes approximate and to maximum point):

Lounge - 3.36m x 3.91m	Kitchen - 5.79m x 2.3m
Bedroom 1 - 3.45m x 3.91m	Bedroom 2 - 2.6m x 3.9m
Bathroom 1.77m x 2.6m	



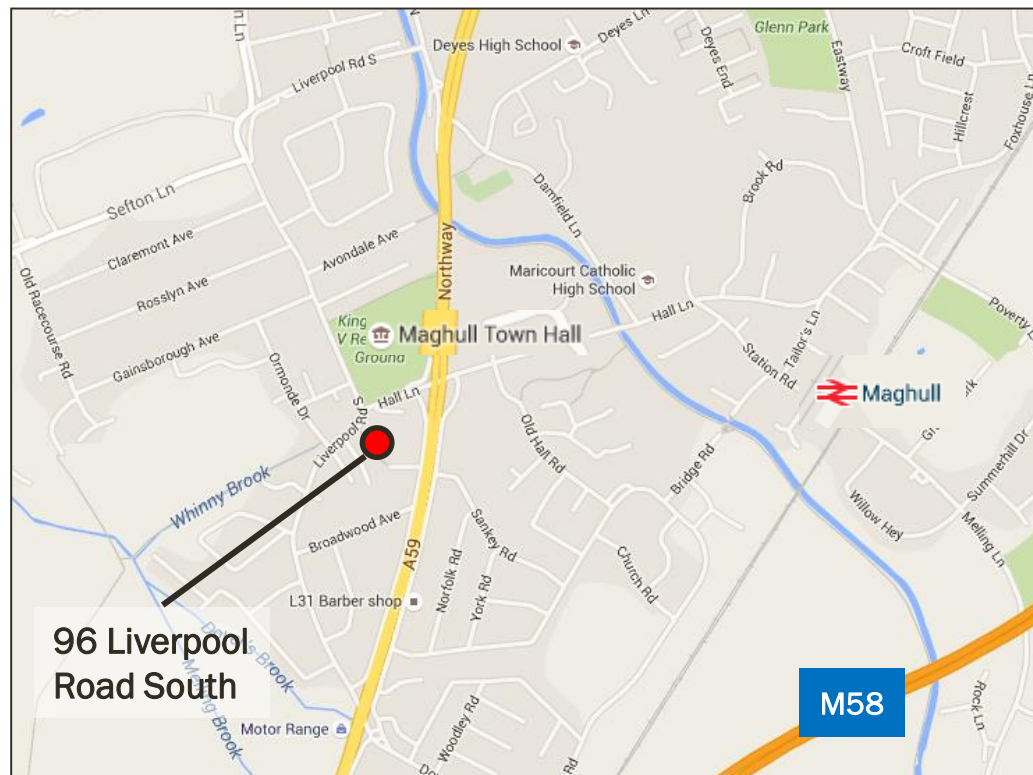
96 Liverpool Road South



LOCATION

The subject premises are situated in a popular urban shopping parade and located fronting Liverpool Road South, in close proximity to its junction with Ormonde Drive. Liverpool Road South provides a direct link to the main arterial route of the A59 at Northway; which in turn provides access to the M57 interchange at Switch Island.

The immediate surrounding area provides a well established local retail mix in a popular residential location. Maghull Town Centre is in immediate proximity; with Maghull Railway Station available by way of Station Road.

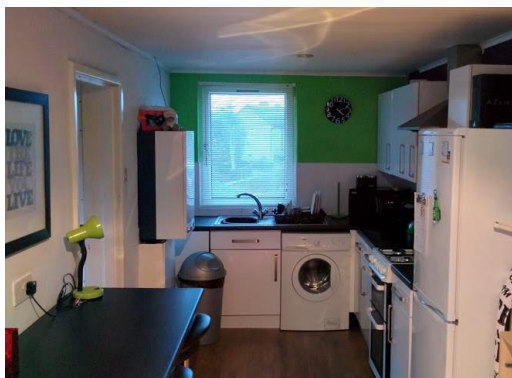


GALLERY

SHOP



APARTMENT - Kitchen



Lounge Area



Bathroom



STREET VIEW



Bedroom 1



Bedroom 2



Garden/Yard



CONTACT

AGENTS

For further information and viewings please contact the agents:



0151 255 0755
www.keppiemassie.com

Contact:

Tony Reed tonyreed@keppiemassie.com
Adam Taylor adamtaylor@keppiemassie.com

VAT

We are informed that the property is not elected for VAT.

ASKING PRICE

We are seeking offers in the region of £199,950 for my clients freehold interest.

FURTHER INFORMATION

Full information including copies of lease agreements are available via the agent.

ENERGY PERFORMANCE CERTIFICATE

Rating Retail: D 78
Rating Residential: D 61

IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTIONS ACT 1991

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