

FOR SALE / TO LET

**MIXED USE INVESTMENT
OPPORTUNITY**

Asking Price: £299,950

Fitton Estates

.com

SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

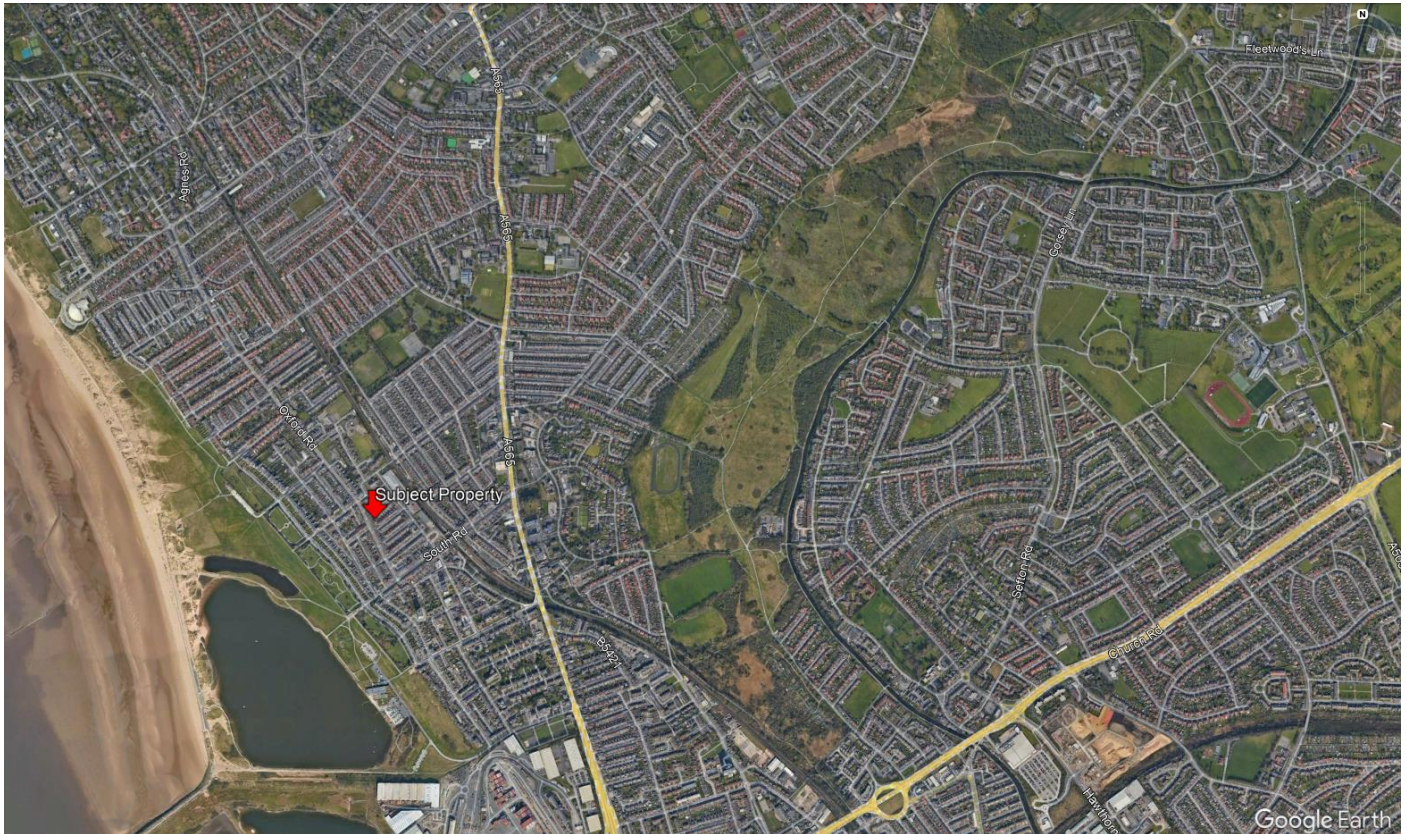
2 Mount Street, Liverpool, Merseyside, L22 5NN



- **Ground Floor Comprising of an Exceptionally Well-Appointed Photography Studio with Kitchen, WC and Storage Area**
- **First Floor Comprising of Two-Bedroom Self-Contained Flat Producing £10,200 Per Annum**
- **Studio Flat to the Front Producing £5,400 Per Annum**
- **Photography Studio Offered with Vacant Possession, but Expressions of Interest to Lease Received at £15,000 Per Annum**
- **Refurbished and Well-Presented Accommodation Throughout**

**Fitton Estates, Hoghton Place, 47 Hoghton St,
Southport, Merseyside, PR9 0PG
Telephone: 01704 500345
Email: info@fittonestates.com**

Location: The subject property can be found off Mount Pleasant and Brighton Road in Waterloo near Crosby, which is situated approximately 6 miles north of Liverpool City Centre. The subject property is indicated on our aerial image below.



Description: Mixed Use Investment Opportunity.

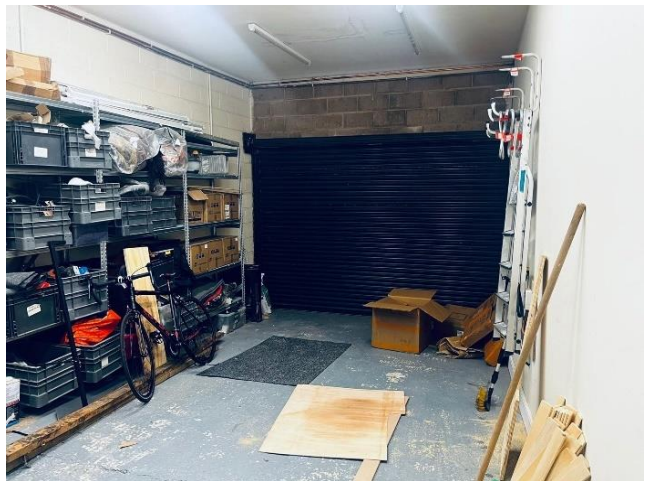
The property is a part single storey, part two-storey property which has been extended to first floor and a two-storey extension to the front.

To the ground floor, there is a communal hallway providing entrance into the ground floor photography studio by way of sliding glazed doors, or indeed an electric roller shutter to the front elevation off Mount Street. The accommodation is exceptionally well-appointed, with office/reception areas, WC, kitchen, leading into photography studio, with storage areas and access into the front garage/workshop area with roller shutter to front elevation. Gas central heating is provided to the commercial area.

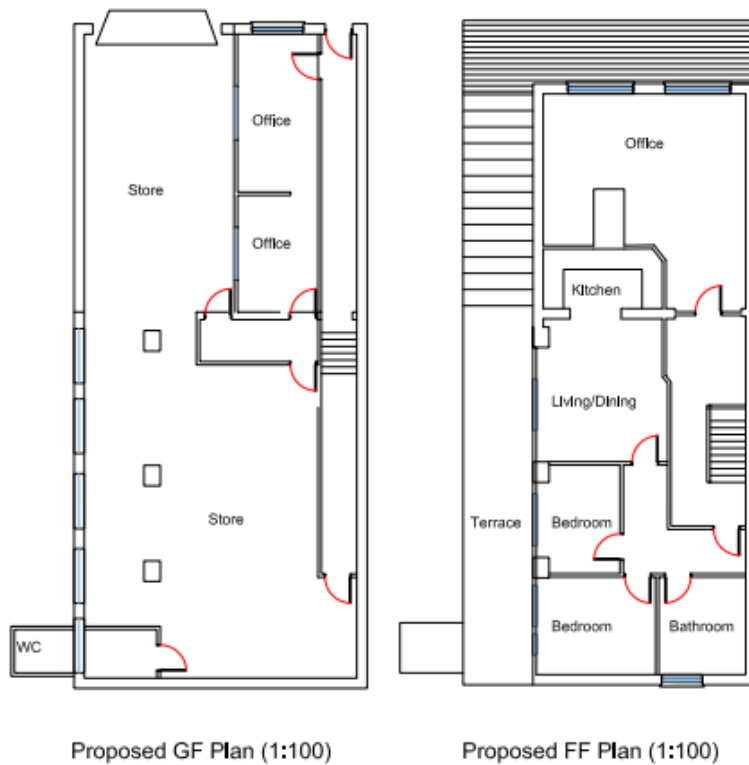
To the first floor rear, there is a two-bedroom self-contained apartment with separate living/dining area and recessed kitchen and separate bathroom. The front of the property is now a studio apartment, identified as an office to the indicative floor plans provided.

The property is to be sold subject to and with the benefit of the Assured Shorthold Tenancies granted in favour of the residential tenants, the first floor rear two-bedroom apartment is paying £850 per calendar month, the first floor front studio flat is paying £450 per calendar month exclusive of all other outgoings. We understand separate metering/sub-metering is in place for the component parts of the property.

Please note although the ground floor photography studio is offered with vacant possession, the vendors have received expressions of interest from parties to lease on commercial occupational terms, at a rental equating to £15,000 per annum.



Accommodation: Floor plan below, not to scale and provided for indicative purposes only.



Tenure: Verbally advised freehold/long leasehold, pending written verification.

Asking Price: £299,950, subject to contract.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand VAT would not apply to the purchase price.

Legal: Each party will be responsible for their own legal costs.

Business Rates: The ground floor area is listed as having a Rateable Value of £15,750.

Council Tax: The first floor rear apartment council tax band is A. The first floor front studio council tax band is A.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 10 April 2024

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