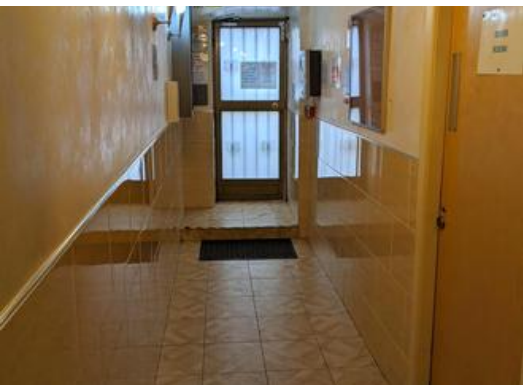




- Selling the FACTS not the FLOWER
- Retail Unit & Three Six Bedroom Student Flats
 - City Centre Location
 - Individual Access Codes With Each Room
 - Retail Unit Achieving £20,800 per annum
- Book and confirm viewings 24/7 -logicstates.co.uk





This property comprises a substantial mid-terrace high street property and occupying a prominent position opposite Monument Square, which comprises a busy retail area, to include TJ Hughes, a twice weekly market, the adjunct fabric quarter, and also benefits from being close to Liverpool and John Moore's Universities. The property backs onto Marquis Street.

The building is arranged as three six-bedroom flats, with lounge/dining and twin bathrooms and, a retail shop trading as a restaurant and takeaway. The flats share a communal laundry room, cleaners cupboard, office, cabinets and storage. Main door access is via remote locking/unlocking all rooms having their own code access. Heating is provided via central heating powered by an independent combination boiler to each flat.

The ground floor retail unit measures 57.4m² (617sqft), with a rateable value of £6,593. The unit is let for £20,800pa on a 10-year Lease that commenced from October 2020.

Each of the rooms are available from £85-£95 per week. Currently on

These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and we have not tested services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.