




## 2-5 Moor Street, LA1 1PR

- SCOPT TO INCREASE INCOME
- FOUR PREMISES IN ONE BUILDING
- HEART OF THE CITY CENTRE
- DOUBLE FRONTED RETAIL SHOP FRONT
- POTENTIAL TO CONVERT (STPP)

- MIXED USE INVESTMENT OPPORTUNITY
- BEING SOLD AS A PORTFOLIO
- INCOME PRODUCING STUDENT LETS
- CURRENT GROSS INCOME £38,160
- FREEHOLD

Offers In The Region Of  
**£385,000**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	<b>60</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**MIGHTYHOUSE**  
ESTATES



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