



## 2-5 Moor Street, LA1 1PR

- SCOPE 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 £39,317
- FREEHOLD

## Offers In The Region Of £385 000

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

**MIGHTYHOUSE**  
ESTATES

SALES • LETTINGS • INVESTMENTS

