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455 West Derby Road, Liverpool L6 4BL

*GUIDE PRICE £85,000+



- **A mixed use investment opportunity producing £15,240 per annum. Double glazing. Central heating. Electric roller shutters.**

Description Mixed use investment opportunity currently producing £15,240 per annum. A three storey mid terrace property comprising of a ground floor retail unit together with 2 x 1 bed roomed self-contained flats above accessed via a separate entrance. The property is in good condition throughout benefiting from double glazing, central heating and electric roller shutters.



Not to scale. For identification purposes only

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Main Sales Area, Rear Beauty Room, W.C

First Floor Flat A – Open plan

Lounge/Kitchen, Bedroom, Bathroom/W.C

Second Floor Flat B – Open plan Lounge/Kitchen, Bedroom, Bathroom/W.C

Outside Access to the side via car park.