

LOT
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88 Aigburth Road, Aigburth, Liverpool L17 7BN

***GUIDE PRICE £135,000+**



Not to scale. For identification purposes only

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- **A commercial investment producing £15,000.00 per annum. Double glazing. Central heating.**

Description A mixed use investment property producing £15,000 per annum. The property comprises a ground floor retail unit currently trading as 'Sugar n Slice' together with a two bedrooomed duplex flat to the upper floors accessed via a separate front entrance. The property benefits from double glazing and central heating. The retail unit is currently let by way of a 5 year lease from September 2018 producing £6,600.00 and the flat is currently let producing £8,400.00 per annum.

Situated Fronting Aigburth Road in a popular residential location close to local amenities and approximately 2 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Kitchen, Storage, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Yard to the rear.

Joint Agent
Atlas Estates

