



• **A 3 storey plus basement mixed use property.**

Description A 3 storey plus basement corner property comprising of a ground floor retail unit together with 3 flats (1x1 bed and 2x2 bed) above which are accessed via a separate side entrance. The property is in a poor state of repair and requires full upgrade and refurbishment throughout. It is suitable for cash purchase only as structural repairs are required. Once the works have been done the potential income being in excess of £20,000 per annum.

Situated Fronting Smithdown Road in a popular and well established location close to local amenities, transport links and Universities.

Cellar 2 Rooms, W.C.

Ground Floor Shop Main sales area
Claremont Road access – Main entrance
hallway **Flat 1** Hall, Lounge/Bedroom,
Kitchen, Bathroom/W.C.

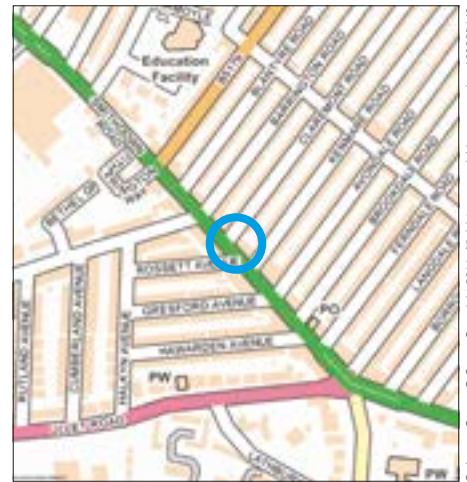
First Floor Flat 2 Hall, Lounge, Kitchen, 2
Bedrooms, Bathroom/W.C.

Second Floor Flat 3 Hall, Lounge, Kitchen, 2
Bedrooms, Bathroom/W.C.

Outside Rear Yard.

Note Scaffolding to the front must remain
for safety reasons and purchaser will be
responsible for ongoing hire costs from the
date of completion.

Joint Agent



Not to scale. For identification purposes only