

LOT  
**56**

64/64a City Road, Liverpool L4 5TE

GUIDE PRICE **£40,000+**\*

COMMERCIAL INVESTMENT

- A mixed use investment producing £7,080.00 per annum
- Double glazing

A mixed use investment property comprising a ground floor retail unit currently trading as a Hairdressers together with a one bedroomed self-contained flat to the upper floors accessed via a separate side entrance. The property benefits from double glazing. The property is currently fully let producing a rental income of approximately £7,080.00 per annum.

**Situated** Fronting City Road in a popular residential location close to local amenities, schooling, Everton Football Club and approximately 4 miles from Liverpool city centre.

**Ground Floor** Hairdressers  
Main sales area, Kitchen, WC.

**First Floor** (64a) Flat Hall,  
Lounge, Bathroom/WC.

**Second Floor** Bedroom, Kitchen

**Outside** Yard to the rear

