

LOT

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179 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£70,000+***

COMMERCIAL INVESTMENT

- Three storey commercial property comprising as ground floor retail unit together with 2 flats above
- Electric roller shutters
- Double glazing
- Central heating in flats

A three storey substantial corner property comprising a ground floor retail unit currently trading as 'Innhome Upholstery' together with two one-bed flats above accessed via a separate side entrance. The flats are currently let by way of Assured Shorthold tenancies producing £7,200 per annum. The property benefits from electric roller shutters, double glazing and central heating in the flats. There is currently no agreement in place for the ground floor retail unit however they would be interested in signing a 12 month lease at £300pcm or alternatively they will vacate upon completion. There is potential to convert the ground floor into residential use subject to any necessary consents.

Situated Fronting Westminster Road on the corner of Tawd Street in a popular and established location within walking distance to County Road amenities and approximately 3 miles from Liverpool city centre.

Ground Floor Main Sales Area, Rear Workshop Room, Kitchen, WC

First Floor Flat 1 Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC



Second Floor Flat 2 Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Note Sutton Kersh have not inspected the flats internally and details have been provided by the vendor.