

LOT
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386 Aigburth Road, Liverpool L19 3QD

GUIDE PRICE **£130,000+***

COMMERCIAL INVESTMENT

- A mixed use investment opportunity producing £16,680 per annum
- Double glazing
- Central heating
- Electric roller shutter

A mixed use investment opportunity producing £16,680.00 per annum. The property comprises of a ground floor retail unit currently trading as 'Harry Georgio Cuisine' together with a 2 bedroomed flat above accessed via a separate rear entrance. The property benefits from double glazing, central heating and electric roller shutters. The retail unit is currently let by way of a 12 month rolling lease producing £12,000.00 per annum and has been trading as a takeaway/fast food premises for almost 20 years. The flat is currently let by way of an Assured shorthold tenancy holding over producing £4,680.00 per annum.

Situated Fronting Aigburth Road at its junction with Mersey road in a popular residential location close to local amenities and approximately 2 miles from Liverpool City Centre.

Lounge, Kitchen/Breakfast room, Bathroom/WC.

Outside Yard to Rear.

Ground Floor Shop – Front serving area, Rear kitchen, Walk in fridge, Rear prep room, 2 Store rooms, Kitchen, WC.

First Floor Flat – 2 Bedrooms,

