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234 Derby Road, Bootle, Merseyside L20 8LJ

GUIDE PRICE **£160,000+***

COMMERCIAL INVESTMENT



- Mixed use investment producing £38,520.00 per annum
- Double glazing
- Central heating

A three storey plus basement mixed use investment opportunity which consists of a ground floor commercial unit together with a six bed HMO over the first and second floors which are accessed via a separate side entrance. The ground floor is currently let to Nails by... Ltd for 10 years from 29th August at a rental of £12,000 per annum which increases to £15,000 after 5 years. The upper floors are let by way of Assured Shorthold agreements at £85 per person per week with a total of £26,520 per annum. The total rental income is £38,520.00 per annum. The property benefits from double glazing and central heating.

Situated Fronting Derby Road (A565) on the corner of Millers Bridge approximately 2 miles from Liverpool city centre.

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

First Floor Three Rooms, Bathroom/WC, Laundry Room, Kitchen

Second Floor Three Rooms, Bathroom/WC, Kitchen

