

LOT
56

479 Smithdown Road, Liverpool L15 5AE

GUIDE PRICE **£125,000+***

COMMERCIAL INVESTMENT

- Part let mixed use investment producing £6,000 per annum
- Ground floor shop with three bed flat above
- Potential rental income £17,000pa

A three storey mixed use investment opportunity which is partially let producing £6,000.00 per annum. The ground floor retail unit is currently let and trading as a Beauty Salon. To the first and second floors accessed via a separate front entrance there is three bedroomed flat which would be suitable for investment purposes following refurbishment and modernisation. If the flat was let to 3 students at £75pppw the rental income would be approximately £11,700.00 per annum. Once fully let the potential rental income would be in excess of £17,000.00 per annum.

Situated Fronting Smithdown Road on a busy main road position within close proximity to local shopping amenities such as Tesco Express and Shell Garage, Universities, transport links and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear Room, WC.

First Floor Flat (Accessed via Separate Front Entrance) Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

Second Floor Two Bedrooms.

Outside Shared Rear Yard.

