

LOT
64

475/475a West Derby Road, Liverpool. L6 4BN

GUIDE PRICE **£75,000+***

COMMERCIAL INVESTMENT

- A 3 storey mixed use investment opportunity producing £10,800 per annum

A three storey mixed use investment opportunity producing a total rental income of £10,800 per annum. A ground floor retail unit currently trading as a barber shop and let by way of a FRI Lease producing £5,100 per annum together with a three bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy agreement producing £5,700 per annum. The property benefits from double glazing and central heating.

Situated Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool City Centre.

Outside Rear yard.

Ground Floor Shop - Main Sales Room, WC.

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

Second Floor 2 Further Bedrooms.

