

LOT  
**44**

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

GUIDE PRICE **£70,000+\***

COMMERCIAL INVESTMENT

- A three 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.

**Ground Floor Shop** Main Sales Room, WC.

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

**Second Floor** Two Further Bedrooms.

