



- Three storey mixed use investment opportunity
- Ground floor commercial unit plus nine self-contained studio flats
- Part let producing £32,240 per annum
- Potential income when fully let over £55,000 per annum

A three storey mixed use investment opportunity currently part let producing £32,240 per annum with a potential income when fully let of over £55,000. A substantial corner property comprising a ground floor commercial unit which until recently traded as The Tai Ping Chinese Restaurant. To the first and second floors accessed via a separate side entrance there are nine self-contained studio flats, seven of which are currently let by way of rolling contracts and two have recently become vacant. The ground floor would be suitable for a number of uses to include continued use as a restaurant or conversion to provide a wine bar or residential element to provide self-contained flats, subject to any consents. The property benefits from double glazing, electric heating and steel roller shutters.



Situated Fronting Smithdown Road on the corner of Russell 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 Restaurant providing approx. 86 Covers, Bar Area, Ladies & Gents WCs, Staff WC, Kitchen with walk in fridge.

First Floor Studio 9 Kitchen, Lounge/Bedroom, Bathroom/WC (Own Entrance) Main Entrance Hallway

Studio 1 Kitchen, Lounge/Bedroom, Bathroom/WC
Studio 2 Kitchen, Lounge/Bedroom, Bathroom/WC
Studio 3 Kitchen, Lounge/Bedroom, Bathroom/WC
Studio 4 Kitchen, Lounge/Bedroom, Bathroom/WC

Lounge/Bedroom, Bathroom/WC
Studio 6 Kitchen, Lounge/Bedroom, Bathroom/WC
Studio 7 Kitchen, Lounge/Bedroom, Bathroom/WC
Studio 8 Kitchen, Lounge/Bedroom, Bathroom/WC

Second Floor Studio 5 Kitchen,

Outside Rear Yard, Store Room.