



- 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.

**Basement** 5 Treatment/Beauty Rooms

**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

