

LOT

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256 Picton Road, Wavertree, Liverpool L15 4LP

GUIDE PRICE **£85,000+***

COMMERCIAL INVESTMENT

- Ground floor retail unit with two bedroom flat above
- Electric steel roller shutters
- Part double glazing
- Central heating

A three storey property providing a ground floor retail unit, together with a two bedroom self-contained flat above. The property benefits from electric steel roller shutters, part double glazing and central heating. The retail unit is currently let by way of a 5 year licence which started January 2020, to Howlywood Dog Grooming Salon producing £6,600.00 per annum. The flat above is currently vacant and requires a scheme of refurbishment works. When fully let the potential income would be in excess of £13,000 per annum.

Situated Fronting Picton Road in a popular and well established area close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

Basement Not inspected

Ground Floor Main Sales Area, Rear Room, Kitchen, WC

Flat Entrance Hallway, Bathroom/WC

First Floor Flat Lounge, Kitchen/Diner

Second Floor Two Bedrooms

Outside Yard to Rear. Access to Flat

