

LOT  
60

373 Smithdown Road, Liverpool L15 3JJ

GUIDE PRICE **£175,000+**\*

COMMERCIAL INVESTMENT

- A mixed use investment opportunity currently fully let producing £22,212 per annum
- Double glazing
- Central heating
- Electric shutters

A mixed-use investment opportunity currently fully let producing £22,212 per annum A three storey plus basement middle terraced property comprising a ground floor retail unit together with two self-contained flats above (one × one bed and one × two bed). The property benefits from double glazing, central heating and electric roller shutters. The ground floor is currently let by way of a 7-year lease from September 2019 producing £10,392 per annum trading as 'DeNiro's' and both flats are currently let by way of Assured Shorthold tenancies producing £11,820 per annum.

**Situated** Fronting Smithdown Road in a popular and well established location close to local amenities, transport links and Universities. Liverpool city centre is approximately 3 miles away.

**Cellar** 1 Room, Shower Room/ WC

**Ground Floor Shop** Main sales area, Kitchen/Prep room.

**First Floor Flat 1** Open Plan Lounge/Kitchen, Shower room/ WC, Bedroom.

**Second Floor Flat 2** Open Plan Lounge/Kitchen, Shower room/ WC, two Bedrooms.

**Outside** Yard to Rear. Access to Flats.

