



Description

A vacant mixed use property with a potential income in excess of £35,000 per annum. This substantial property comprises a three storey mixed use property to include a ground floor retail unit, previously used as a hair dressing salon, incorporating two self-contained beauty rooms, together with a four bedroomed self-contained flat to the upper floors which is accessed via a separate front entrance. The property benefits from double glazing, central heating, roller shutters and lock up garage. The shop was previously let at a rental income of £14,820 per annum however there is potential to maximise the income if additional chairs are let on a "rent a chair" basis. If the flat was let to 4 individuals at a rental of £100 pppw the potential rental income when fully let would be in excess of £35,000 per annum.

Situated

Fronting Smithdown Road, in very well established, popular, residential and commercial location, close to local shops, restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Shop Two Sales Areas, Two Beauty Rooms, Staff Room, WC.

Second Floor

Three Bedrooms.

First Floor

Flat Hall, Lounge, Kitchen/ Dining Room, Bedroom, Bathroom/WC.

Outside

Lock up garage, Rear Yard.

