

LOT  
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491 Smithdown Road, Liverpool L15 5AE

GUIDE PRICE **£150,000+\***

MIXED USE

### Description

A mixed use investment property producing £13,300 per annum. A three storey mixed use property providing a ground floor retail unit trading as 'Discount booze' by way of a 20 year lease commencing in 2019 at £8,500 per annum together with a three bedroomed flat above accessed via a separate rear entrance which is let by way of an Assured Shorthold Tenancy at a rental of £4,800 per annum. There is potential to convert the upper floors for HMO use with a potential to achieve £10,920 per annum subject to gaining any necessary consents.

### Situated

Fronting Smithdown Road, in a 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** Main sales area, Rear room with Kitchenette, WC.

### First Floor

**Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/WC.

### Second Floor

Two bedrooms

### Outside

Rear Yard.

### Note

Sutton Kersh have not internally inspected the flat.

