

LOT
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475/475a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£70,000+***

COMMERCIAL INVESTMENT

Description

A three storey mixed use investment opportunity producing a total rental income of £8,400 per annum. A ground floor retail unit currently trading as a barber shop and let by way of a FRI Lease producing £4,200 per annum together with a two bedroomed self-contained flat to the first and second floors accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy agreement producing £4,200 per annum. The property benefits from double glazing and central heating.

Situated

Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

Lower Ground Floor

Cellar

Ground Floor

Shop Main Salon Area, two Further Rooms (one with WC)
Separate Access to Flat – Hall

First Floor

Flat Kitchen, Open Plan Living Room/Dining Room.

Second Floor

Flat Two Double Bedrooms,
Bathroom/WC

Outside

Rear yard.

