

LOT

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36 City Road, Liverpool L4 5TE

GUIDE PRICE **£70,000+**\*

MIXED USE

### Description

A two storey corner property comprising ground floor offices together with a first floor one x one bedroom flat with its own separate entrance. The property is Freehold and is split over two titles and benefits from double glazing and central heating. The ground floor would be suitable for a number of uses, to include conversion to provide a one bed flat subject to any consents. The first floor flat is currently let on a 6 month Assured Shorthold Tenancy producing £4,800 per annum. Once fully let the potential income is approximately £12,000 per annum.

### Situated

On the corner of City Road and Bardsay Road in a popular and well established residential location close to local amenities, Goodison Park and transport links. Approximately 5 miles from Liverpool city centre.

### Ground Floor

36 Kitchen, WC, three Rooms

### First Floor

36A Flat Hall, WC, Lounge,  
Kitchen, one Bedroom

### EPC Rating

36 C

36a D

