

LOT  
**65**

130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE **£80,000+\***

MIXED USE

### Description

A two-storey plus basement mixed use corner property comprising a ground floor retail unit which was until recently trading as a takeaway together with a three bedroomed dwelling benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with the potential rental income when fully let being approximately £10,800 per annum. We have been advised by the vendor that a new Ideal Boiler was installed at the property in May 2022.

### Situated

Fronting Boaler Street and on the corner of Cambria Street North in a popular and well-established location close to local amenities and schooling. Approximately 2 miles from Liverpool city centre.

### Basement

Cellar

### Outside

Yard to the rear

### Ground Floor

**Shop** Takeaway area and access to the basement

**House** Kitchen, 2 Reception Rooms.

### EPC Rating

130 TBC 130A C

### Council Tax Band

A

### First Floor

Three Bedrooms, Shower room/WC.

