

LOT  
**67**

321 Aigburth Road/2a Kildonan Road, Liverpool L17 0BU

GUIDE PRICE **£200,000+**\*

COMMERCIAL INVESTMENT

### Description

A substantial three storey end of terraced property comprising a ground floor retail unit together with a three bedroomed self-contained duplex flat above, accessed via a separate side entrance. The shop has been let to a long term tenant and is currently holding over producing £7,200 per annum. There is potential to increase the rental income. The flat is vacant and benefits from central heating and partial double glazing. Following refurbishment works it would be suitable for occupation or investment purposes and possible conversion into three/four letting rooms, subject to gaining the necessary consents. If let to 3 tenants at £95pppw the potential rental income is approximately £15,000 per annum.

### Situated

On the corner of Aigburth Road and Kildonan Road in a well-established and popular location within walking distance to Aigburth Vale amenities, Sefton Park, schooling and transport links. Liverpool city centre is approximately 4.5 miles away

### Ground Floor

**Shop** Main Sales Area, Rear Room, Kitchen/WC

### First Floor

**Flat** Bathroom/WC, Kitchen/Breakfast Room, Lounge

### Second Floor

**Flat** Three Bedrooms

### Outside

Yard to the rear



### Note

Please note that Sutton Kersh have not seen sight of the lease for the shop. Interested parties are advised to make their own enquiries.

### EPC Rating

Shop C. Flat D

### Council Tax Band

Flat A

### Joint Agent

Select Homes

