

LOT
99

130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE **£85,000+***

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. To the rear ground and first floor there is a three bed 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 £12,000 per annum. However, there is potential to convert the property to provide two self contained flats, subject to gaining the necessary

consents. We have been advised by the vendor that a new boiler was installed at the property in 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

Not inspected

Ground Floor

Shop Takeaway area and access to the basement

House Kitchen, two Reception Rooms.

First Floor

Three Bedrooms, Shower room/ WC.

Outside

Yard to the Rear

EPC Rating

130 E 130A C



Council Tax Band

A

