

LOT
79

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

GUIDE PRICE **£125,000+***

MIXED USE

Description

A three storey plus basement mixed-use investment opportunity part let producing a rental income of £18,720 per annum. The property comprises a ground floor retail suitable for a number of uses, subject to any consents, together with four letting rooms above accessed via a separate front entrance. The letting rooms are fully let producing a rental income of £18,720 per annum. Potential income when fully let is approximately £23,000 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.

Basement

Not Inspected

Ground Floor

Shop Main Sales Area, Treatment Room, WC, Further Treatment Room

First Floor

Flat Entrance Hall, Communal Kitchen, Letting Room 1, Letting Room 2

Second Floor

Communal Bathroom/WC, two Further Letting Rooms

Outside

Rear Yard

EPC Rating

Shop C. **Flat** E

Council Tax Band

Flat A

