

LOT
129

307 Aigburth Road, Aigburth Vale, Liverpool L17 0BJ

GUIDE PRICE **£225,000+***

MIXED USE

Description

A three storey mixed use property comprising a ground floor retail unit together with a three bedroomed self-contained flat to the first and second floors. The property benefits from double glazing and central heating. The flat is well maintained and in good condition and is currently let by way of an Assured Shorthold Tenancy agreement producing £5,400 per annum however, it is currently under let and there is potential to increase this to a market value of £850 per calendar month or alternatively to three separate 3 tenants on a multi let, subject to any consents. The shop is vacant and is suitable for a number of uses subject to any necessary consents with a potential rental income of approximately £10,000. When fully let the property has a potential rental income of approximately £20,000 per annum.

Situated

Fronting Aigburth Road on a busy main road position within walking distance to Aigburth Vale amenities, Sefton Park and Otterspool Promenade. Served by excellent transport links and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Storage Room, Stoc Room, WC.

First Floor

Flat Stairway, Lounge, Kitchen, Bathroom/WC.

Second Floor

Three Bedrooms.

Outside

Yard to the rear.

EPC Rating

Shop C Flat D



Joint Agent

Atlas Estates

