

LOT  
**143**

105/105a Goodison Road, Liverpool L4 4EN

GUIDE PRICE **£50,000+**\*

MIXED USE

### Description

A mixed-use investment opportunity fully let producing £7,440 per annum. The property comprises a ground-floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate side entrance. The ground floor is trading as a Hairdressers and is let by way of a rolling contract producing £2,880 per annum. The flat is also let by way of a rolling contract producing £4,560 per annum. The property benefits from double glazing, central heating and roller shutters.

### Situation

At the junction of Goodison Road and Cliff Street in a popular and well-established residential location, only a short distance to Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area (Salon)  
**Flat** Lounge, Kitchen

### Council Tax Band

**105A A**

### First Floor

Two Bedrooms, Bathroom/WC

### Outside

WC for Shop, Yard

### EPC Rating

**Shop C. Flat E**

