

LOT
76

284 Aigburth Road, Aigburth, Liverpool L17 9PW

GUIDE PRICE **£175,000+***

MIXED USE

Description

A three storey mixed use investment opportunity producing £11,960 per annum. The property comprises of a ground floor Chinese Takeaway together with a 3 bedroomed self-contained flat above which is accessed via a separate front entrance. The property benefits from double glazing, electric roller shutters and central heating. The property is currently let by way of a 21 year lease from 2017 for the whole building. The property is currently underlet and there is potential to increase the rental income or separate the flat and shop and let out individually once the tenancy expires.

Situated

Fronting Aigburth Road (A561) in a popular and well established residential location close to local amenities, Aigburth Vale Shopping facilities, Sefton Park, and transport links. Approximately 3.5 miles from Liverpool City Centre.

Basement

1 Room suitable for storage

Ground Floor

Shop (Fu Wok) - Main Sales Area, Counter, Prep Room, Kitchen, Rear Kitchen, WC

First Floor

Flat - Kitchen, Lounge, Bathroom/WC, 2 Bedrooms

Second Floor

Bathroom/WC, Bedroom

Outside

Rear Yard

EPC Rating

Shop- D Flat - D

Council Tax Band

A

