

LOT
114

39 Rosebery Street, Liverpool L8 2TN

GUIDE PRICE **£85,000+***

MIXED USE

Description

A detached property comprising a ground floor retail unit together with an assumed two bedroomed flat accessed via a separate side entrance. The retail unit is vacant and in poor condition. The flat is currently occupied however we do not have any information on the Lease terms or the rental income. Open market rental income is approximately £500pcm. We have not inspected the property internally. The potential rental income for the retail unit is approximately £7,500 per annum. We hope that access to the retail unit will be available before the auction. There is also development opportunity to extend or the possibility to demolish and build two or more houses, subject to any necessary consents. Planning permission was granted in 2020 (Ref: 20F/1639) to erect extensions at first and second floors and erect dormer extensions to front and rear to provide additional two self-contained flats, enlarge verandah to front and carry out external alterations to ground and first floor frontage. This has now expired and potential purchasers should make their own enquiries.



Situated

Fronting Rosebery Street just off Mulgrave Street and Princes Avenue in a popular residential location within easy reach of Princes Park, local amenities and within walking distance to Liverpool city centre

Ground Floor

Shop Not inspected.

Kitchen, Bathroom/WC, two Bedrooms.

First Floor

Flat Assumed layout: Lounge,

Outside

Front Forecourt

Note

We have not inspected the property internally all information has been supplied by the vendor and is not warranted.