

LOT  
**22**

49 Seaforth Road, Liverpool L21 3TX

GUIDE PRICE **£75,000+\***

COMMERCIAL INVESTMENT

### Description

A three storey mixed use middle-terraced property comprising a ground floor retail unit currently let by way of a 3 year lease to 'Hemn Barber Shop' commencing May 2022 at £4,800 per annum together with a two bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from electric heating. When fully let, the property has a potential full rental income of approximately £11,400 per annum.

### Situated

Fronting Seaforth Road off Church Road in a popular and well-established area within close proximity to local amenities, schooling and transport links. The property is approximately 6 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, WC, two Rear Rooms, Kitchen

### EPC Rating

Shop B. Flat G

### First Floor

Flat Hall, two Bedrooms, Utility Room, Bathroom/WC

### Council Tax Band

Flat A

### Second Floor

Bedroom, Kitchen/Lounge

### Outside

Rear Yard

