

LOT  
69

491/493 West Derby Road, Liverpool L6 4BW

GUIDE PRICE **£200,000+**\*

MIXED USE

### Description

A three storey corner property providing two interconnecting retail units together with a rear extension providing two further rooms with a separate entrance which could be used for storage. To the first and second floors accessed via a separate side entrance there are six self-contained units (three × one bedroomed and three × studios). The retail unit is currently let producing a rental income of £12,000 per annum. The flats are in need of a full upgrade and scheme of refurbishment works. Once complete the potential rental income would be approximately £35,000 per annum. When fully let the potential income is approximately £48,000 per annum

### Situated

Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Basement

Not inspected

### Ground Floor

**Shop** Main Sales Area, Three Beauty Rooms, Rear Room, Salon To Rear, Kitchen, WC Extension to the rear elevation with separate entrance – two rooms approximately 150sq ft each.

### First Floor

(Chester Road Side Entrance)

**Flat 1** Open Plan Lounge/  
Kitchen, Bedroom, Bathroom/  
WC

**Flat 2** Lounge, Kitchen,  
Bedroom, Bathroom/WC

**Flat 4** Lounge/Kitchen/  
Bedroom, Shower Room/WC



### Second Floor

**Flat 3** Kitchen, Bathroom/WC,  
Lounge/Bedroom.

**Flat 5** Lounge, Bedroom,  
Kitchen, Bathroom/WC

**Flat 6** Lounge/Kitchen/  
Bedroom, Shower Room/WC

### Council Tax Band

A

### EPC Rating

**Flat 1 D. Flat 2 C. Flat 3 D. Flat  
4 C. Flat 5 D. Flat 6 E**

### Joint Agent

Hendon Estates Ltd

