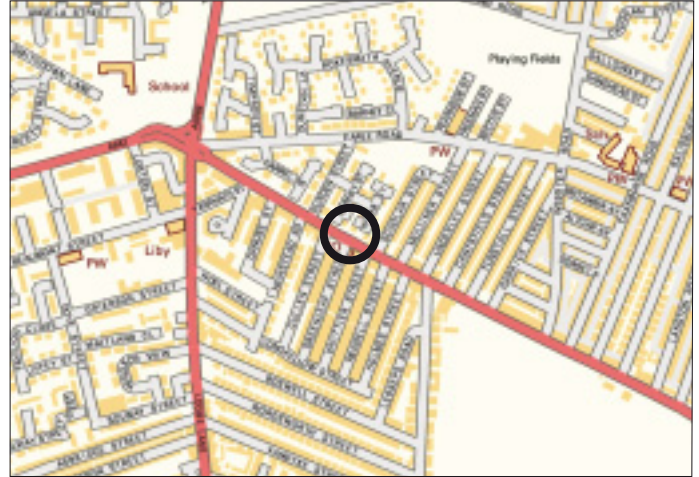


LOT  
**12**

# 84 Smithdown Road, Liverpool L7 4JQ

## COMMERCIAL INVESTMENT

Guide Price **£60,000–£65,000**



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**A three storey middle terraced property comprising of a ground floor retail unit which is currently trading as an Internet Café on an 8 year lease at a rental of £3120.00 per annum. To the upper floors via a separate entrance is a 2 bedroomed flat which is currently let on an Assured Shorthold Tenancy at a rental of £4680.00 per annum.**

### **Situated**

Fronting Smithdown Road, close to its junction with Lodge Lane in a busy main road position,

approximately 2 miles from Liverpool City Centre.

Not to scale. For identification purposes only

### **Ground Floor**

Shop – Main sales area, rear room/ kitchen..

### **First Floor**

Flat – Hall, living room, kitchen, bathroom/WC.

### **Second Floor**

2 bedrooms.

### **Outside**

WC, yard.