

LOT
19

16/16a Greenbank Road, Liverpool L18 1HN

COMMERCIAL INVESTMENT

Guide price **£175,000+**



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Not to scale. For identification purposes only

A three storey mixed use middle terraced property comprising a ground floor retail unit which is currently trading as "The Powder Room" and let by way of a 3 year Lease until 2015 at a rental of £5,400.00 per annum. To the upper floors there are four letting rooms currently let to four students until June 2013 at a rental of £15,744. The total annual rental income being in excess of £21,144 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors.

Situated

Fronting Greenbank Road off Smithdown Road in a very popular and well established residential location within walking distance to Greenbank Park and local amenities with Allerton Road a short distance away.

Basement

One room.

Ground Floor Shop

Main Sales Area, two Rear Rooms, Kitchen/WC

First Floor (via a separate entrance)

Hall, Communal Lounge, Kitchen, Bathroom/WC, Letting Room.

Second Floor

Three Letting Rooms.

Outside

Yard to the rear.