



A substantial four storey middle terraced property comprising a ground floor shop with basement accommodation together with three self contained flats above which are accessed via a separate entrance. We believe the property is currently let at a rental of £500pcm and is in good condition and benefits from central heating.

Situated

Fronting Smithdown Road at its junction with Ullet Road in a very popular and well established location approximately 3 miles from Liverpool city centre.

Outside

Rear Car Parking Area accessed via Ullet Road for three vehicles.

Ground Floor

Shop – Front Salon Area, two Treatment Rooms, antespace, Cloakroom/WC, Kitchen.

Lower Ground Floor

Hall, two Treatment Rooms.

Residential Accommodation

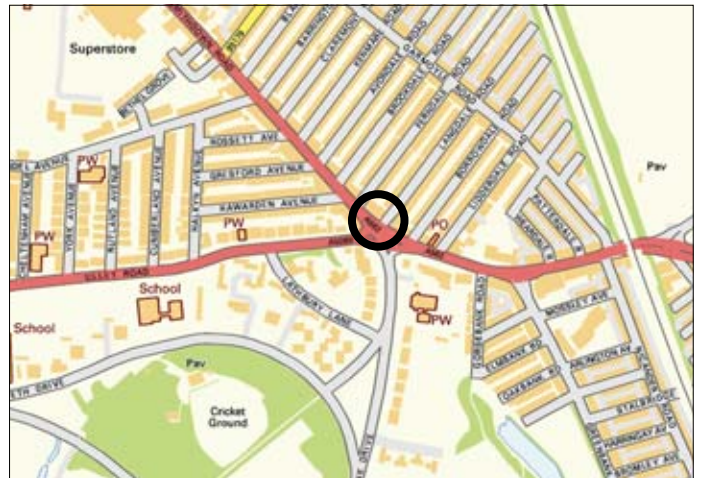
Flat 1 (lower ground level to rear) Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

First Floor

Flat 2 Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.

Second Floor

Flat 3 Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.



Not to scale. For identification purposes only