

LOT  
**30**

## 8/8a Lawrence Road, Liverpool L15 0EG COMMERCIAL INVESTMENT

Guide Price **£90,000 +**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

**A three storey middle terraced mixed use property comprising of a ground floor retail unit together with a 5 bedroomed flat above suitable for students. The ground floor shop is currently let and trading as "5 Star Computer Services" and the upper floors are currently vacant. The potential total annual rental income is £16,608. The property was in good condition and benefits from central heating.**

### **Situated**

Fronting Lawrence Road between Langton Road/ Alderson Road on a busy main road position

approximately 3 miles from Liverpool City Centre.

### **Cellar**

Not inspected.

### **Ground Floor**

Shop – Main sales area, Rear room/ Kitchen. Flat – Hall, Kitchen, Utility room. (via a separate entrance)

### **First Floor**

Bathroom/W.C, 2 Letting rooms, Communal lounge.

### **Second Floor**

3 Letting rooms.

### **Outside**

Yard to the rear. W.C.