

LOT  
**43**

**85/86 Melrose Road, Kirkdale, Liverpool L4 1RP**  
**COMMERCIAL INVESTMENT**

Guide price **£100,000 +**



**A substantially sized property consisting of a two storey terraced property providing a ground floor retail unit/office together with a 2 bedroomed flat above both of which have recently been refurbished. The flat is currently let by way of an Assured Shorthold Tenancy producing £5400.00 per annum. To the rear of the property there is a single storey office block which is also currently let by way of a 12 month Tenancy at a rental of £4800.00 per annum. There is also a large garage/workshop previously used as a Mechanic Workshop, a rear yard and spray booth. The property would be suitable in its current use or possible redevelopment for residential subject to the relevant planning consents.**

**Situated**

On a busy main position fronting Melrose Road within close proximity to Local Amenities and approximately 3 miles from Liverpool City Centre.

**Outside**

Yard 418m<sup>2</sup> (4497.68 sq.ft)

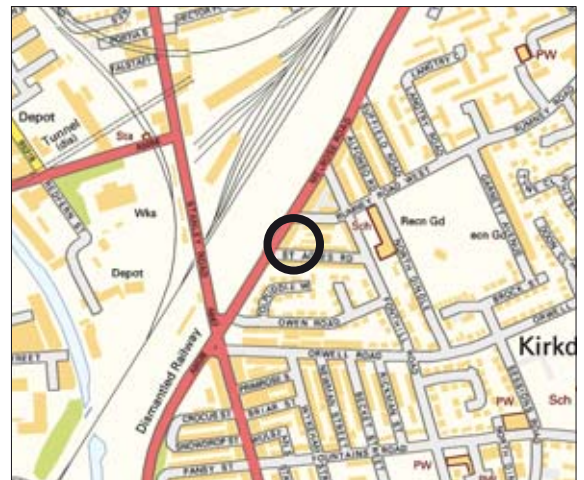
**Ground Floor**

**Retail unit/Office** – 2 Rooms, Kitchen, Bathroom/WC suitable for immediate occupation.

- Garage 1** 50.6m<sup>2</sup>
- Garage 2** 45m<sup>2</sup>
- Garage 3** including spray bay 41.5m<sup>2</sup>
- Storage area** 22.3m<sup>2</sup>
- Main Garage** 320m<sup>2</sup>
- Yard 2** 253m<sup>2</sup>

**First Floor**

**Flat** – Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC



Not to scale. For identification purposes only



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