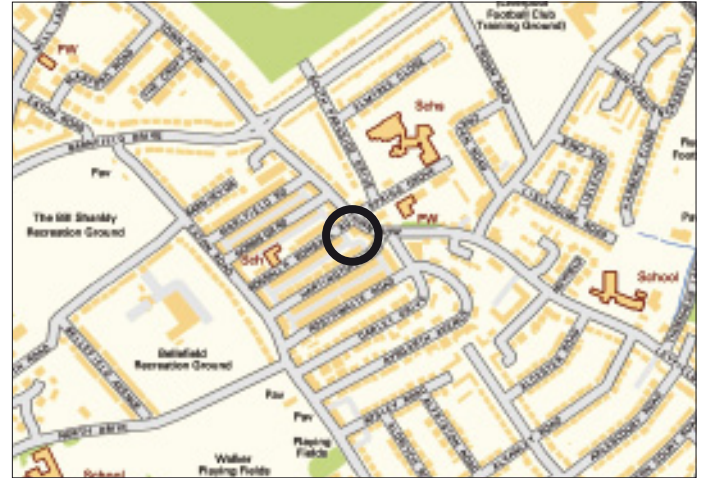


LOT  
**10**

## 134 Town Row, Liverpool L12 8SN COMMERCIAL/RESIDENTIAL INVESTMENT

Guide price **£90,000+**



Not to scale. For identification purposes only

**A retail/residential investment currently producing £6,900 per annum. The premises comprise a well refurbished Hairdressers Shop on the ground floor, with rear beauty therapy rooms, kitchen & WC, currently let for an unexpired term of 4 years. The first and second floors comprise of a self contained 4 bedroom flat which benefits from central heating and double glazing with a potential rental income of £5400.00 per annum.**

### **Situated**

The property is situated fronting Town Row, and forms part of a local

parade of shops, within a popular and well established residential area, close to Alder Hey Hospital.

### **Ground Floor**

Sales Area – 23.6m<sup>2</sup> (243 sq ft)  
Rear Room 1 – 13.0m<sup>2</sup> (139 sq ft)  
Rear Room 2 – 8.2m<sup>2</sup> (88 sq ft)  
Kitchen and WC – 4.8m<sup>2</sup> (51 sq ft)

### **First Floor**

Living Room, Bedroom, Kitchen/  
Dining Room.

### **Second Floor**

3 Bedrooms, Bathroom/wc.

### **Outside**

Rear Yard.

### **Lease**

The ground floor is let for a term of 3 years from 26/09/12 at a rent of £6,900 per annum. The lease is contracted out of the Landlord and Tenant Act 1954.