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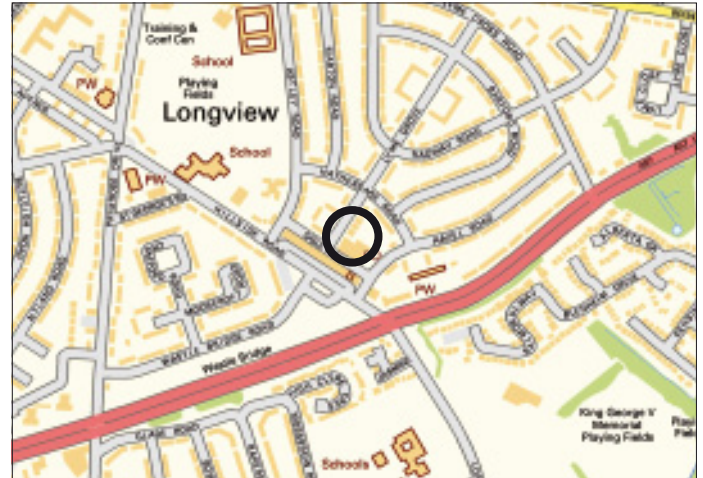
12 Smithdown Road, Liverpool L7 4JG

COMMERCIAL INVESTMENT

Guide price **£45,000 +**



A two storey mixed use terraced property comprising of a ground floor retail unit together with a self contained flat above. The shop is vacant and would be suitable for a number of uses, subject to the relevant consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £3840.00 per annum. The property benefits from steel roller shutter and partial double glazing.



Not to scale. For identification purposes only

Situated

Fronting Smithdown Road at it's junction with Upper Parliament Street on a busy main position approximately 2 miles from Liverpool City Centre.

Ground Floor

Shop – Main Sales Area, Rear Room/Kitchen

First Floor

Flat – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside

Yard to the rear. WC.