

LOT  
**57**

## 62 Everton Valley, Liverpool L4 4EX COMMERCIAL INVESTMENT

Guide price **£65,000–£70,000**



Not to scale. For identification purposes only

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**A three storey end of terrace mixed use property comprising of a ground floor retail unit together with a 3 bedroomed flat above. The shop is currently let by way of a 12 year Lease at a rental of £4800.00 per annum and benefit from electric steel roller shutters. The flat is vacant and suitable for immediate occupation or investment with a potential rental income of £5400.00 per annum. The flat has recently been refurbished and benefits from double glazing, central heating, intercom system and is in good order throughout.**

### **Situated**

Fronting Everton Valley on a busy main road within close proximity to local amenities, schooling and approximately 2.5 miles from Liverpool City Centre.

### **Basement**

Not inspected

### **Ground Floor**

Shop – Main Sales Area, Kitchen, WC.

### **First Floor**

Flat – Hall, Lounge, Kitchen, Bedroom, Bathroom/WC with walk in shower.

### **Second Floor**

2 Further Bedrooms.

### **Outside**

Yard to the Rear.