

LOT
27

64 & 64A Aigburth Road, Liverpool L17 7BN

MIXED USE INVESTMENT

Guide price **£120,000+**



Not to scale. For identification purposes only

A three storey mixed use property comprising of a ground floor retail unit together with 6 letting rooms above. The ground floor is currently let on a 12 month tenancy at a rental of £300.00 pcm. The letting rooms are currently let fully furnished by way of Assured Shorthold Tenancies holding over. The annual rental income in excess of £22,800 per annum to include gas, electricity and water bills. The property is in good condition and benefits from fire alarms, central heating and partial double glazing.

Situated

Fronting Aigburth Road (A561) close to it's junction with Ullet Road (A5089) in a popular and well established residential location within easy reach of Sefton Park, Lark Lane and approximately 3 miles from Liverpool City Centre.

Ground Floor

Vestibule, Hall, Lounge, Dining64 - Shop - Main area, Rear Room, W.C

64a - Main Entrance Hallway, Shower/W.C, Kitchen/Diner.

First Floor

Communal Lounge, 3 Letting Rooms, Shower/W.C.

Second Floor - 3 letting rooms.

Outside

Yard to the rear.