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21 Temple Street, Liverpool L2 5RH
RESIDENTIAL/COMMERCIAL INVESTMENT

Guide price **£250,000+**



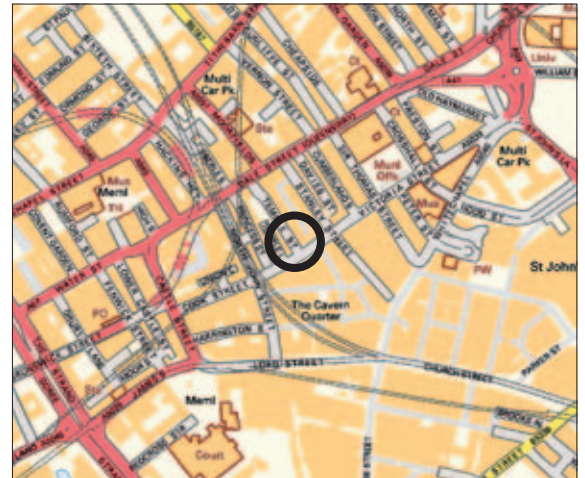
A city centre mixed use investment currently producing £28,170 per annum. The premises comprise a former Victorian warehouse premises arranged as ground and basement beauty salon together with three self-contained flats on the first and second floors. The premises have been sympathetically refurbished and include many original features.

Situated

The property is situated on Temple Street which runs between Victoria Street and Dale Street within Liverpool's central business district. The property benefits from close proximity to Liverpool One's shopping centre.

Ground and Lower Floor

Beauty Rooms



Not to scale. For identification purposes only

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First/Second Floors

Two x 1 Open Plan 1-bedroomed Apartments.
1 x 2 Bed top floor apt with rear roof terrace.

UNIT	ACCOMMODATION	TENANCY	RENT
Basement	Ground Floor	5 years full repairing and insuring from May 2012 to Mr B.Dixon	£9750 pa
	Basement (including storage)		
Flat 1	Bedroom, Kitchen/Living room, Bathroom.	6 Month AST	£440 pcm
Flat 2	Bedroom, Kitchen/Living room, Bathroom.	6 Month AST	£495 pcm
Flat 3	Two Bedrooms (master with ensuite shower room), Living room, Kitchen, Rear terrace.	6 Month AST	£600 pcm
Total income per annum			£28,170pa