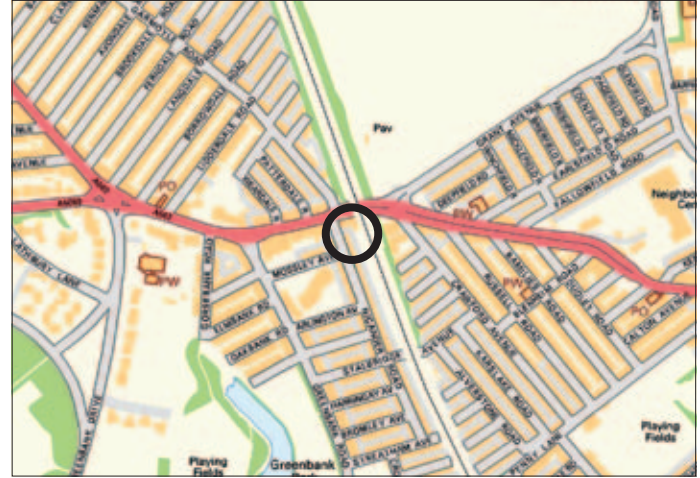


LOT
65

274/274c Smithdown Road, Liverpool L15 5AH

MIXED USE INVESTMENT

Guide price **£130,000+**



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A three storey end of terraced mixed use property consisting of ground floor retail shop with self-contained flat above. The flat is accessed via a separate front entrance. The residential accommodation is fully furnished with central heating, UPVC double glazing, fire doors and burglar alarm. It would be suitable for student investment purposes. The ground floor shop is currently let by way of a 5 year FR&I lease at a rental of £7,200pa.

Situated

Fronting Smithdown Road close to its junction with Nicander Road

approximately 3 miles east of Liverpool city Centre and a short distance to Allerton Road shops and

Not to scale. For identification purposes only

bars in a popular shopping district and a well established residential and student community.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC

Accommodation – Ground Floor Combined Dining and Utility Room.

First Floor

Large Lounge, Kitchen and Dining room, W/C

Second Floor

Three Bedrooms. Bathroom/W.C with stand alone shower

Outside

Yard to the rear.