

LOT
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49/49a Seaforth Road, Liverpool L21 3TX

MIXED USE INVESTMENT

Guide price **£50,000–£60,000**



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Not to scale. For identification purposes only

A three storey mixed use middle terrace property comprising of a ground floor shop unit together with a 2 bedroomed self contained flat above. The ground floor is currently let on a 5 year lease from 2012 at a rental of £5,400 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5,400 per annum. The property benefits from steel roller shutters, double glazing and central heating.

Situated

Fronting Seaforth Road in an established location.

Ground Floor

Shop – Main Sales Area, Rear Room, Kitchen.

First Floor

Flat – Lounge, Kitchen, Bathroom/WC

Second Floor

2 Bedrooms.

Outside

Yard to the rear.