

LOT  
**41**

# 51 Sandy Road, Seaforth, Liverpool L21 1AD

MIXED USE INVESTMENT

Guide price **£50,000–£55,000**



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**A three storey end terrace mixed use building comprising of ground floor retail shop unit (currently T/A “Crumbs Café” with 20 covers) together with a 3 bedroomed self-contained flat to the upper floors. It is understood that the ground floor retail unit is currently let by way of an informal lease at a rent of £400 per calendar month and benefits from double glazing. The residential accommodation to the upper floors is in need of minor refurbishment to allow for occupation or investment. The potential annual rental income when fully let being in excess of £9,500.**

Not to scale. For identification purposes only

### **Situated**

The property is situated fronting Sandy Road close to its junction with Princess Way within the area of Seaforth approximately 6 miles north of Liverpool city centre.

### **Ground Floor**

Shop.

### **First/Second Floor Flat**

Hall, Lounge, Kitchen, 3 Bedrooms, Bathroom/WC.

### **Outside**

Yard to the rear.

### **EPC Rating**

F