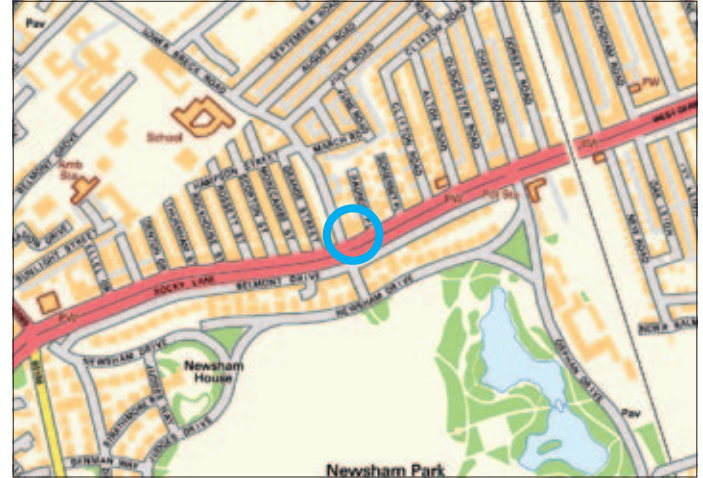


LOT  
**87**

## 427 West Derby Road, Liverpool L6 4BL

### RESIDENTIAL INVESTMENT

**GUIDE PRICE £60,000+**



Not to scale. For identification purposes only

A three storey mixed use mid terrace property comprising of a ground floor retail unit together with two one-bedroomed flats above. The ground floor unit is vacant and would be suitable for a number of uses, subject to the relevant consents. The property benefits from electric steel roller shutters, double glazing and gas central heating. The second floor flat is currently let by way of an Assured Shorthold Tenancy producing £4200.00 per annum. When fully let the potential annual rental income is in excess of £11,000.

**Situated** Fronting West Derby Road at its junction with Lower Breck Road in an established residential location within walking distance to Newsham Park and approximately 2 miles from Liverpool city centre.

#### **Ground Floor**

**Shop** Main sales area, rear room, kitchen, WC

#### **First Floor**

**Flat A** Hall, kitchen, bedroom, lounge, bathroom/WC

#### **Second Floor**

**Flat B** Lounge, kitchen, bedroom, bathroom/WC

#### **Outside**

Yard to the rear.