

LOT
48

619 Smithdown Road, Liverpool L15 5AG

COMMERCIAL INVESTMENT

***GUIDE PRICE £130,000+**



A three storey middle terrace property comprising a ground floor retail unit which is currently let by way of an FR&I lease which has now expired and is holding over producing £7,940.00 per annum. To the first and second floors is a three bedroomed flat which is currently let by way of an Assured Shorthold Tenancy producing £7,272.00 per annum. The property produces a total annual rental income of £15,212.00.



Not to scale. For identification purposes only

Situated Fronting Smithdown Road near to its junction with Church Road and Penny Lane in a popular and well established residential location and approximately 4 miles from Liverpool city centre.

Ground Floor

Retail Sales Area/Hairdressing Salon, Rear Room, Kitchen/Utility,

2 Store Rooms, Washroom/WC (68.69m²/739.37sq ft).

First Floor

Landing, Living Room, Bedroom, Fitted Kitchen, Bathroom/WC.

Second Floor

Landing, three Bedrooms.

Outside

Rear Yard.