

LOT  
**82**

# 296 Smithdown Road, Liverpool L15 5AJ

## COMMERCIAL INVESTMENT

**\*GUIDE PRICE £120,000+**



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Not to scale. For identification purposes only

A three storey middle terrace property comprising a ground floor retail unit which is currently let by way of a 5 year lease from 4th December 2013 producing £4,800.00 per annum. To the upper floors are two two-bedroomed self contained flats, one of which is currently let by way of an Assured Shorthold Tenancy which has expired but will continue as a Statutory Periodic Tenancy producing £4,920.00 per annum. The property produces a total annual rental income of £9,720.00.

**Situated** Fronting Smithdown Road between its junctions with Carsdale Road and Elmsdale Road in a popular and well established location and approximately 4 miles from Liverpool city centre.

### Ground Floor

Retail Sales Area, Rear Staff Room/ Kitchen, Washroom/WC, Lobby (47.7m<sup>2</sup>/513.44sq ft).

### First Floor Flat

Hallway, Living Room, two Bedrooms, Kitchen, Bathroom/WC.

### Second Floor Flat

Hallway, Living Room, two Bedrooms, Kitchen, Bathroom/WC.

### Outside

Rear Yard.