

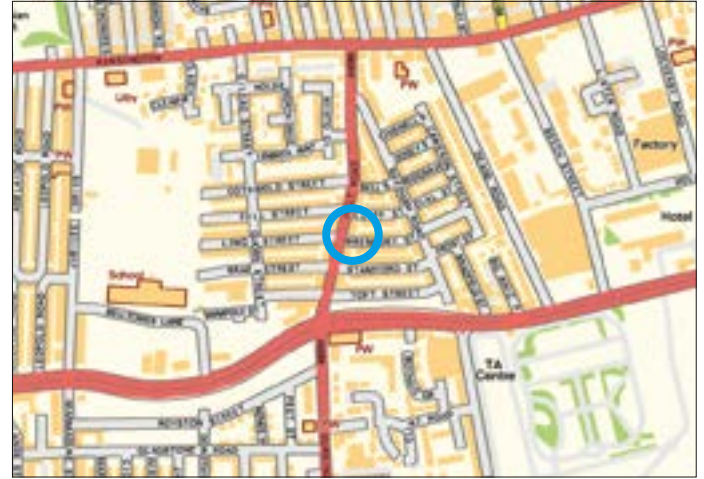
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**34**

## 59–61 Holt Road, Liverpool L7 2PW COMMERCIAL INVESTMENT

**\*GUIDE PRICE £135,000+**



A substantial three storey double fronted end of terrace property comprising a ground floor retail unit together with two three-bedroomed flats above which are accessed via a separate side entrance. The property is in very good order throughout and benefits from double glazing, electric heating and electric steel roller shutters to the ground floor and gas central heating to the first/second floors. The ground floor shop is currently let as a Hairdressers/Beauty Salon on a 1 year lease (holding over) producing £6,600 per annum. The flats are both currently let to Students on Assured Shorthold Tenancies at a rental of £13,200 per annum. The total annual income being in excess of £19,800.



Not to scale. For identification purposes only

**Situated** Fronting Holt Road on the corner of Cliff Street on a busy main road position approximately 2 miles from Liverpool city centre.

### **Ground Floor Shop – 61**

Hair Salon, two Beauty rooms, Staff Kitchen/Diner, WC

### **Flat 61a Ground Floor**

Kitchen, communal Lounge

**First Floor** Bathroom/WC, Laundry room, 1 Letting room

**Second Floor** Two Letting Rooms.

**First Floor 59a** Communal lounge, Kitchen, Bathroom/WC

**Second Floor** Three letting rooms (one en-suite)

**Outside** Yard to the rear.