

**136 Aigburth Road, Liverpool L17 7BP**  
\*GUIDE PRICE £150,000+



Not to scale. For identification purposes only

- **A three storey mixed use corner property consisting of a ground floor retail unit together with four self contained flats above**

**Description** A three storey mixed use corner property consisting of a ground floor retail unit together with four self-contained flats above accessed via a separate side entrance. The shop is currently let by of a year lease producing £5400.00. The flats are suitable for student investment or rental purposes. When fully let the potential rental income being in excess of £21,000 per annum.

**Situated** Fronting Aigburth Road on the corner Allington Road in a busy main road position approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main sales are, Store room, Kitchen/WC  
**Flat 1** Lounge/Bedroom, Kitchen, Bathroom/WC

**First Floor**  
**Flat 2** Lounge, Kitchen, Bedroom, Bathroom/WC  
**Flat 3** Lounge, Kitchen, Bedroom, Bathroom/WC

**Second Floor**  
**Flat 4** Lounge, Kitchen, Bedroom, Bathroom/WC

**Outside** Yard to the rear