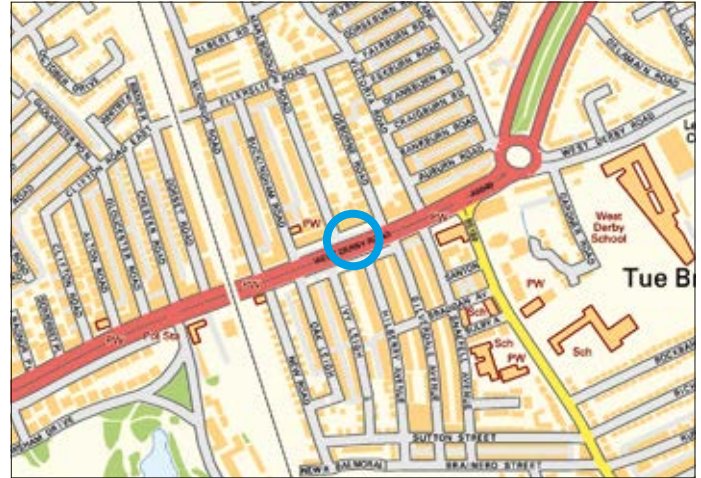


LOT

171

577/577a West Derby Road, Liverpool L13 8AE

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat producing £14,640 per annum**

Description A three storey middle terrace mixed use property comprising ground floor retail unit together with a four bedroom flat to the upper floors accessed via a separate front entrance. The property is fully let producing £14,640.00 per annum. The property is in good condition throughout and benefits from double glazing, central heating, electric roller shutters to the ground floor.

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC.

First Floor Kitchen, Lounge,

Dining Room, two Bedrooms, Bathroom/WC.

Second Floor Two Further Bedrooms.

Outside Rear Yard.