

LOT
3

108 Aigburth Road, Aigburth, Liverpool L17 7BP

*GUIDE PRICE £120,000+



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Not to scale. For identification purposes only

- **Part let mixed use investment producing approximately £9,000 per annum, with a potential income of £16,800.**

Description A three storey mid-terraced property comprising of a ground floor retail unit together with a three-/four-bedroomed flat above. The ground floor benefits from electric roller shutters and storage heaters. The flat benefits from double glazing and central heating. They are both accessed via the same front entrance with a shared hallway. The flat is currently let to 4 students until July 2017 producing an annual rental income of approximately £9,000.

Situated Fronting Aigburth Road in a popular and established residential location within close proximity to local amenities and approximately 2 miles from Liverpool city centre.

Basement Room.

Ground Floor Shop Main Sales Area, two Rear Rooms. Shared Hallway.

First Floor Flat Communal Lounge, two Letting Rooms, Communal Kitchen, Communal Bathroom/WC.

Second Floor Two Letting Rooms.

Outside Yard to the rear.