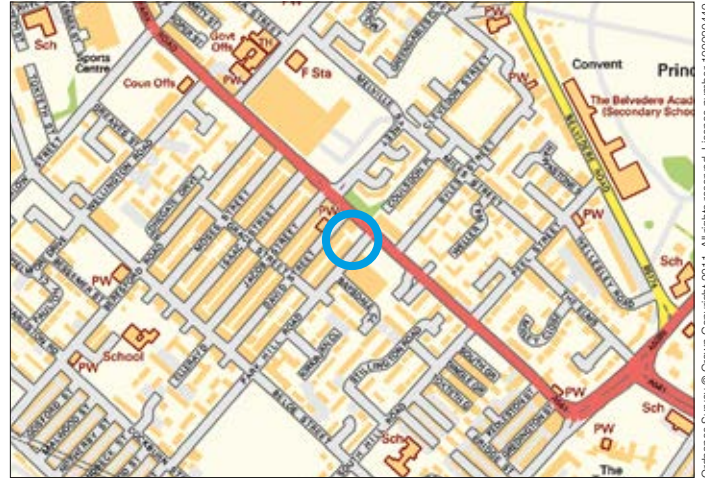


LOT
39

308 Park Road, Toxteth, Liverpool L8 4QY

*GUIDE PRICE £110,000+



Not to scale. For identification purposes only

- **Mixed use investment property currently producing £15,240 per annum.**

Description A mixed use investment property producing £15,240 per annum. A three storey middle terraced property comprising a ground floor retail unit trading as “City Phones” together with two self contained flats above (one two-bedroomed and two one-bedroomed). The shop is currently let by way of a 10 year lease from 2014 at a rental of £6,000 per annum. The flats are let by way of Assured Shorthold Tenancies at £9,240 per annum. The property benefits from double glazing, central heating and electric steel roller shutters.

Situated Fronting Park Road on a busy main road position approximately 1.5 miles from Liverpool city centre.

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

First Floor Flat A Hall, Open Plan Lounge/Kitchen, Bedroom, Shower Room/WC.

Second Floor Hall, Open Plan Lounge/Kitchen, two Bedrooms, Shower Room/WC.

Outside Yard to the rear.

Basement Not Inspected.