



- **A two storey semi detached mixed use investment property producing £19,200 per annum. Double glazing. Electric roller shutters.**

Description A two storey semi detached mixed use property comprising a double fronted ground floor retail unit currently trading as HS Food Store, together with two self contained flats above (one one-bed and one two-bed). The property benefits from partial double glazing and the shop has electric roller shutters. The property is let for a term of 25 years from December 2009 producing £19,200 per annum. There is an RPI rent review dated December 2012 which increased the rent to £23,504pa which has not been implemented.



Not to scale. For identification purposes only

Situated Fronting Lisburn Lane just off West Derby Road in a popular part of Tuebrook close to local amenities, Schooling and transport links and approximately 3 miles from Liverpool city centre.

Ground Floor Retail unit Sales area, store room

First Floor Flat 1 Hall, Lounge, Kitchen, Bathroom/WC, Bedroom.

Flat 2 Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms

Outside Yard to the rear

Joint Agents

Lambert Smith Hampton

**Lambert
Smith
Hampton**