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# 203-205 Eaton Road, West Derby, Liverpool L12 2AG

\* GUIDE PRICE £60,000+



Not to scale. For identification purposes only

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- **A two storey mid terrace producing £7,500.00 per annum.**

**Description** A two storey middle terrace property which is currently fully let producing £7,500.00 per annum. The ground floor is trading as a Pizza Takeaway and the first floor is trading as a Beauty Spa. The property benefits from steel roller shutters and double glazing to the first floor.

**Situated** Fronting Eaton Road in a popular and well established location within easy reach of West Derby amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor (Takeaway)** Main Sales Area, Preparation Room, Rear Kitchen, WC.

**First Floor (Beauty Spa)** Front Room, Rear Room, Kitchen, WC.

**Outside** Rear yard.