

LOT

19

302 Smithdown Road, Liverpool L15 5AJ

*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

- **A mixed use property producing a rental in excess of £30,000 per annum.**

Description A mixed use investment opportunity currently producing in excess of £30,000 per annum. A three storey mixed use middle terraced property comprising of a ground floor retail unit together with 6 letting rooms across the first and second floors accessed via a separate front entrance. The property benefits from double glazing, central heating and electric roller shutters. The retail unit is currently let by way of a 2 year Lease commencing August 2006 producing £9600.00 per annum. The 6 rooms are all currently let by way of Assured Shorthold Tenancies producing £21,000 per annum inclusive of bills.

Situated Fronting Smithdown Road in a popular and well established residential location, within walking distance to Allerton Road and approximately 4 miles from Liverpool City Centre.

Ground Floor Shop- Main Sales area, rear room, W.C, Kitchen

First Floor 302a- Hall, 3 Letting rooms, Bathroom/wc, Shower Room.

Second Floor 2 Lettings rooms, shower/wc, 1 Letting room with ensuite bathroom/WC Stairs to Communal Kitchen and Lounge.

Outside Yard to the rear