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Not to scale. For identification purposes only

- **Commercial investment producing £7,500 per annum. Steel roller shutters. Double glazing to first floor.**

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.

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

Outside Rear yard.

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