

LOT
94

114/116 Queens Drive, West Derby, Liverpool L13 0AJ

***GUIDE PRICE £70,000+**



Not to scale. For identification purposes only

- **Mixed use property comprising ground floor retail unit with a self-contained flat producing approx £10,200 per annum.**

Description A mixed use property comprising a ground floor retail unit trading as an off licence, together with a self-contained flat to the first floor accessed via its own separate front entrance. The property benefits from double glazing and central heating. The whole property is currently let by way of a rolling contract producing a rental income of approximately £10,200 per annum.

Situated Fronting Queens Drive in a popular residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Shop Main Sales Area, WC.

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

Outside Yard to the rear