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**26**

**254 Park Road, Toxteth, Liverpool L8 4UE**

**\*GUIDE PRICE £65,000+**



Not to scale. For identification purposes only

- **A commercial investment property producing £4,800.00 per annum.**

**Description** A three storey mixed use property comprising of a ground floor retail unit together with two floors of accommodation above. The property is currently trading as "Boudoir Hair & Beauty" and the whole building is let by way of a rolling contract at a rental income of approximately £4800.00 per annum.

**Situated** Fronting Park Road in a popular and well established residential location adjacent to Tesco Supermarket and within close proximity to local amenities and approximately 1 mile from Liverpool City Centre.

**Ground Floor** Hair Salon, Kitchen/Dining room.

**First Floor** 6 Beauty Rooms, WC.

**Second Floor** Various rooms – Not inspected.

**Outside** Yard to the rear.