

LOT  
78

475/475a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£145,000+**\*

MIXED USE

### Description

A three storey plus basement mixed-use investment opportunity producing a total rental income of £23,500 per annum. The property comprises a ground floor retail unit let on a 7 year lease from March 2022 producing a rental income of £4,800 per annum together with four letting rooms above accessed via a separate front entrance. The letting rooms are fully let producing a rental income of £18,720 per annum. The property benefits from double glazing and central heating.

### Situated

Fronting West Derby Road in a popular location within walking distance to local amenities, schooling and approximately 3 miles from Liverpool city centre.

### Basement

Not Inspected

### Ground Floor

**Shop** Main Sales Area, Treatment Room, WC, Further Treatment Room

### First Floor

**Flat** Entrance Hall, Communal Kitchen, Letting Room 1, Letting Room 2

### Second Floor

Communal Bathroom/WC, two Further Letting Rooms

### Outside

Rear Yard

### EPC Rating

Shop C. Flat E

### Council Tax Band

Flat A

