

LOT
96

229–235 Knowsley Road, Bootle, Merseyside L20 5DD

GUIDE PRICE **£225,000+***

MIXED USE

Description

A substantial three storey corner property comprising four retail units with a 7 bedroomed fully licenced HMO above. The property is currently part let producing a total income of £43,980 per annum. The ground floor comprises of four retail units, two are let to Tres Beaux Beauty Salon on a new three year lease at a rental income of £7,200 per annum. One is used as storage and produces £4,800 per annum on a 3 year lease. The final unit is vacant and in need of a full upgrade and refurbishment scheme. The first floor comprises of a 7 bedroomed fully licenced HMO which is currently fully let producing £31,980 per annum. The vendor advises us they have had a new central heating system just installed. The vendor advises that the second floor is a stalled development of additional rooms. Floor joists have been installed, along with 6 velux windows and a new roof. It would be potentially suitable for conversion, subject to gaining the necessary consents.



Situated

On the corner of Knowsley Road close to its junction with Hornby Boulevard in a popular and well established residential location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

229/231 Shop Main Room,
Three Treatment Rooms,
Kitchen, WC (Sutton Kersh have
not inspected this unit)
233 Main Room, Kitchenette, WC

(Sutton Kersh have not inspected
this unit)

235a Two Rooms, Lean To
235 Entrance Hall with stairs to
first floor

First Floor

Hall, Seven Letting Rooms all
with en suite Shower Rooms/
WC, Communal Kitchen (Sutton
Kersh have not inspected all
rooms)

Second Floor

Derelict – not inspected

Outside

Yard to the rear