

LOT  
28

22 Breckfield Road North, Liverpool L5 4NH

GUIDE PRICE **£135,000+**\*

COMMERCIAL INVESTMENT

### Description

Mixed use investment producing a total rental income of £18,300 per annum. A three storey plus basement end of terraced mixed use premises comprising a ground floor retail unit together with two × one bedroomed separately accessed self-contained flats above. The retail unit is currently let to a beauty salon on a 1 year lease from November 2022 producing a rental income of £6,600 per annum. The two flats are currently let by way of Assured Shorthold Tenancies producing a total rental income of £11,700 per annum. The property benefits from double glazing, central heating and electric roller shutters.

### Situated

Fronting Breckfield Road North. Located between Anfield Stadium and Liverpool city centre. Approximately 0.7 miles from Anfield stadium and approximately 1.8 miles from Liverpool One shopping centre.

### Basement

Not Inspected

### Ground Floor

Main Salon Area, Treatment Area/Kitchenette Hall with stairs leading to flats

### First Floor

**Flat 1** Living Room/Kitchen, Bedroom, Shower Room/WC  
Communal Laundry Room

### Second Floor

**Flat 2** Hall, Bedroom, Living Room/Kitchen, Shower Room/WC



### Outside

Yard to rear WC

### EPC Ratings

**Shop E**  
**Flat 1 D**  
**Flat 2 D**

### Council Tax Bands

TBC

