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102-104 Queens Drive, West Derby, Liverpool L13 0AJ

GUIDE PRICE **£60,000+**\*

MIXED USE

### Description

A part let two storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate front entrance. The flat is currently let by way of an Assured Shorthold Tenancy producing £5,040 per annum. The property benefits from double glazing, central heating and electric roller shutters. When fully let the potential rental income is approximately £10,000 per annum.

### Situated

Fronting Queens Drive in a popular and well-established residential location within close proximity to local shopping amenities, schooling, transport links and approximately 4 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales area, three Rooms, WC.

### First Floor

Hall, Lounge, two Bedrooms, Kitchen, Bathroom/WC.

### Outside

Rear Yard.

### EPC Rating

104 E 102 F

### Council Tax Band

A

### Note

Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

