

LOT
58

337 Smithdown Road/2 Gainsborough Road, Liverpool L15 3JJ

GUIDE PRICE **£250,000+***

MIXED USE

Description

A three storey plus basement mixed use investment opportunity producing a rental income of approximately £24,059.64 per annum. The property comprises a ground floor retail unit currently trading as 'Top Property Student Homes' together with three x studio flats and one x two bed roomed flats to the first and second floors accessed via a separate side entrance. The shop and flats are let by way of two separate 5 year leases until 10th March 2028 and the tenants have been in situ for 15 years. The property benefits from electric roller shutters, majority double glazing and electric heating.

Situated

Fronting Smithdown Road at its junction with Gainsborough Road in a prominent main road position close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Lower Ground Floor

Basement used for storage (not inspected)

Ground Floor (337 Smithdown Road)

Shop Main Sales Area, Two Offices, Kitchen, WC

Ground Floor (2 Gainsborough Road)

Hall and Stairs to Flats

First Floor (2 Gainsborough Road)

Flat 1 Open Plan Lounge/
Kitchen/Diner, Two Bedrooms,
Shower Room/WC

Flat 2 Open Plan Lounge/
Kitchen/Bedroom, Shower
Room/WC



Second Floor (2 Gainsborough Road)

Flat 3 Hall, Kitchen, Open Plan
Lounge/Bedroom, Bathroom/
WC

Flat 4 Open Plan Lounge/
Kitchen/Bedroom, Shower
Room/WC

Outside

Yard to the rear

EPC Rating

Shop TBC. Flat 1 E. Flat 2 C. Flat
3 D. Flat 4 E.