

LOT
93

254/254a Smithdown Road, Liverpool L15 5AH

GUIDE PRICE **£335,000+***

COMMERCIAL INVESTMENT

Description

A three storey mixed use premises producing a total rental income of £38,790 per annum. The property comprises a ground floor retail unit currently let as “Crew” barber shop producing a rental income of £7,200 per annum. To the first and second floors accessed via a separate front entrance there are seven letting rooms each with an ensuite shower/WC producing a rental income of £31,590 per annum. The property benefits from double glazing, central heating and electric roller shutters. To the rear there is a yard and an outbuilding suitable for use as offices etc.

Situated

Fronting Smithdown Road close to its junction with Nicander Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Retail Unit Crew Barbers – Main Sales Area, WC

Accommodation Store

Cupboard, Utility Room/WC, Communal Lounge with French doors, Kitchen.

First Floor

Four Letting Rooms (each with ensuite shower/WC)

Second Floor

Three Letting Rooms (each with ensuite shower/WC)



Outside

Rear Yard Outhouses suitable for use as an office.

EPC Rating

254 HMO C. 254a Shop C.

Council Tax Band

A