

LOT
78

1a Honeys Green Lane, West Derby, Liverpool L12 9EN

GUIDE PRICE **£135,000+***

MIXED USE

Description

A mixed use investment opportunity comprising a ground floor retail unit together with a two bed flat above accessed via a separate front entrance. The property benefits from roller shutters, double glazing, central heating, garage and intercom system. The shop is currently vacant and the flat is let by way of an Assured Shorthold Tenancy producing a rental income of £6,600 per annum. When fully let the potential rental income would be approximately £16,100 per annum. There is also potential to rent the garage out separately as an additional income.

Situated

Fronting Honeys Green Lane in a popular and well established location close to West Derby village amenities and transport links. Liverpool city centre is approximately 5 miles away.

Ground Floor

Shop Main Sales Area, Kitchen

Council Tax Band

Flat A

First Floor

Flat Hall, Kitchen, Bathroom/
WC, Lounge, Two Bedrooms

Outside

Yard, WC, Garage

EPC Rating

Shop TBC. **Flat** E

