

LOT  
**78**

515 West Derby Road, Liverpool L13 8AA

GUIDE PRICE **£100,000+**\*

MIXED USE

### Description

A three story mid terrace property, comprising of a ground floor retail unit together with a 2/3 bed self-contained flat above accessed via its own separate front entrance. The property is in good condition throughout and benefits from double glazing central heating to the flat and electric roller shutters to the ground floor. The ground floor is currently vacant and suitable for a number of uses subject to any consents with a potential income of £7500 per annum. The first floor flat is let by way of an AST producing £6500 per annum. The potential rental income when fully let is approximately £15,000 per annum.

### Situated

Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

### Ground Floor

Shop - Main Sales Area, Rear Room, W.C.

### First Floor

Flat - Lounge, Bedroom/Dining Room, Kitchen, Bathroom/W.C.

### Second Floor

Two Further Bedrooms.

### Outside

Yard To The Rear.

### EPC Rating

Shop - C. Flat - D.

### Council Tax Band

A

