

LOT

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469/469a West Derby Road, Liverpool L6 4BN

GUIDE PRICE **£85,000+***

MIXED USE

Description

A mixed use investment property producing a rental income of £10,260 per annum. A three storey property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the upper floors. The retail unit is currently let by way of an FRI Lease producing £4,500 per annum and trading as "Cash 4 Clothes". The flat is currently let by way of an Assured Shorthold Tenancy agreement to a long standing tenant producing a rental income of approximately £5,760 per annum.

Situated

Fronting West Derby Road in a main road position in a popular location close to local amenities, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Flat Lounge, Dining Room, Kitchen, Bathroom/WC.

Second Floor

Two Bedrooms.

Outside

Yard to the rear.

EPC Ratings

Shop C. Flat C

Council Tax Band

Flat A

