

LOT
28

167, 169 & 169a Picton Road/2 Eastdale Road L15 4HW

GUIDE PRICE **£300,000+***

MIXED USE

Description

A substantial corner property comprising three ground floor retail units together with six letting rooms above and accessed via a separate side entrance. The property benefits from double glazing, central heating and electric shutters to two units. One of the shops is let by way of 5 year lease producing a rental income of £6,900 per annum, one is let by way of a rolling contract producing £5,700 per annum. The hairdressers is let at a nil rent and the tenant has the right to remain in situ for the foreseeable future. Following some refurbishment works on the residential part the potential rental income is approximately £35,000 per annum. The potential rental income when fully let is approximately £45,000 per annum.

Situated

On the corner of Picton Road and Eastdale Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3 miles from Liverpool city centre.

Shops

167 Salon Kitchen two Store Rooms, Shared WC.

169 Main Sales Area, Rear Beauty Room, Shared WC.

169a Main Sales Area, Two Rear Rooms, WC, Store Room, Sink.

Ground, First and Second Floor

Main Entrance Hallway, Shower Room/WC, WC, Shower Room, Kitchen, four Letting Rooms

Second Floor

Two Letting Rooms.



Outside

Yard To Rear

EPC Rating

167 Picton Road D. **169** Picton Road B. **169a** Picton Road C. **2** Eastdale Road D

Council Tax Band

TBC

