



Description

A substantial three storey mixed-use investment opportunity currently part let producing £20,800 per annum. The property comprises a ground floor retail unit together with a four bedroomed HMO split over three floors and accessed via a separate entrance on Russell Road. The rooms are fully let by way of Assured Shorthold Tenancies producing £20,800 per annum. The property benefits from double glazing, electric roller shutters and central heating. When fully let the potential rental income would be approximately £32,200 per annum.

Situated

Fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Penny Lane/Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

290 Main retail space, Kitchen, WC, Rear room

290A Accessed via Russell Road
– Shared Kitchen

First Floor

Two Letting rooms, Shared Four Piece Bathroom/WC

Second Floor

Two Further Lettings rooms

Outside

Yard to rear

EPC Rating

290 C. 290A D

Council Tax Band

290A A

Note

Sutton Kersh have only carried out an internal inspection of the retail unit and one letting room. All further details have been provided by the vendor.