

LOT
44

10/10a Greenbank Road, Liverpool L18 1HN

GUIDE PRICE **£350,000+***

MIXED USE



Description

A mixed use investment opportunity currently fully let producing £45,600 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with six letting rooms (four with ensuite shower/WC) split over the first, second and third floor. The ground floor is currently trading as 'Top Ten Barber Shop' and let by way of a rolling contract at a rental of £6,600 per annum. The six letting rooms are currently let by way of rolling contracts until June at a rental of £39,000 per annum. We are advised the tenants have signed new leases from July. The total annual rental income being in excess of £45,600 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors. There is also a basement which could be utilised as a Games rooms etc. We are advised that the vendor has a valid HMO Licence until July 2025.

Situated

Fronting Greenbank Road within walking distance to Greenbank Park in a popular and well-established residential location within close proximity to Smithdown and Allerton Road amenities, bars and restaurants with good transport links and approximately 3.5 miles from Liverpool city centre.

Basement

One Room

Ground Floor

Shop Barbers, Kitchen, WC
10A Main Entrance Hallway,
Communal Kitchen/Diner, WC

First Floor

Communal Lounge, two Letting
rooms with en-suite shower/WC

Second Floor

Two Letting rooms with en-suite
shower/WC

Third Floor

Two Letting rooms, Separate
Shower/WC

Outside

Yard to the rear.

EPC Rating

Commercial TBC. 10A D.

Council Tax Band

10A B

Tenure

Freehold

Joint Agent

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