

LOT
45

154 Lawrence Road, Liverpool L15 3HA

GUIDE PRICE **£125,000+***

MIXED USE

Description

A two storey middle terraced mixed use premises comprising a vacant ground floor retail unit with a one bed roomed flat above. The flat is currently let producing a rental income of £5,760 per annum. The property benefits from double glazing and electric heating and when fully let the total rental income would be approximately £12,960 per annum.

Situated

Fronting Lawrence Road close to its junction with Gainsborough Road in a popular and well established area close to local amenities, Smithdown Road bars and restaurants, schooling and approximately 2 miles from Liverpool city centre.

Ground Floor

Entrance Hall, Shop Area, Rear Room, Kitchen, Shower Room/WC

First Floor

Flat Landing, Lounge, Bedroom, Shower Room/WC, Kitchen

Outside

Rear Yard

EPC Rating

Shop C. Flat TBC

Council Tax Band

Flat A

Tenure

Freehold

Joint Agent

Entwistle Green

