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**88**

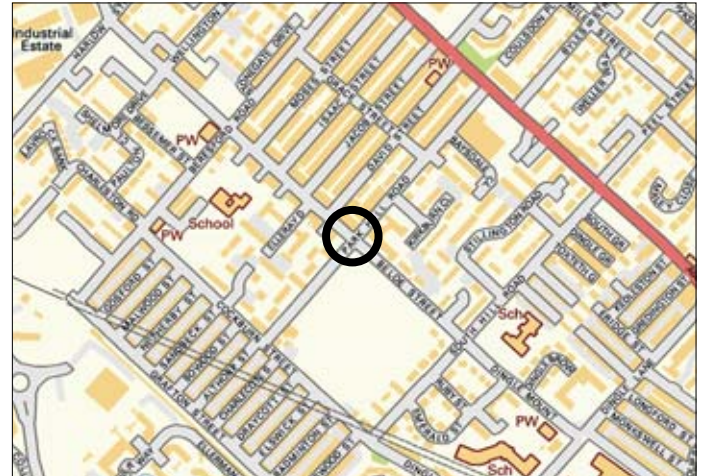
## 481 Mill Street, Liverpool L8 4RD

MIXED USE INVESTMENT

Guide price **£35–40,000**



The property comprises a three storey mid terrace building with a ground floor retail lock-up shop and a self contained residential flat to the first and second floors. The shop has until recently been utilised as a tanning salon and benefits from a glazed window display frontage and security roller shutters. The flat on the upper floors is accessed via a gated service entry way. The flat is let with the tenant holding over on an expired Assured Shorthold tenancy at a rental of £400.00 pcm.



Not to scale. For identification purposes only

### Situated

The property is situated on the easterly side of Mill Street between its junctions with David Street and Parkhill Street. The property forms part of a mixed residential and retail/commercial frontage approximately 1.5 miles south east of Liverpool city centre. The property is close to A561 Park Road, an arterial route linking the city centre to the south Liverpool suburbs.

### Ground Floor

Retail sales area, Staff area, Rear utility area, Rear Washroom/WC

### First Floor

Flat Hallway, Kitchen, Front Living Room.

### Second Floor

Two Bedrooms, Bathroom/WC

**Outside** Yard to the rear.