

LOT
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254 Park Road, Toxteth, Liverpool L8 4UE

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **A commercial investment property producing £4,800.00 per annum.**

Description A three storey mixed use property comprising a ground floor retail unit together with two floors of accommodation above. The property is currently trading as “Boudoir Hair & Beauty” and the whole building is let by way of a rolling contract at a rental income of approximately £4,800.00 per annum.

Situated Fronting Park Road in a popular and well established residential location adjacent to Tesco Supermarket and within close proximity to local amenities and approximately 1 mile from Liverpool city centre.

Ground Floor Hair Salon, Kitchen/Dining room.

First Floor Six Beauty Rooms, WC.

Second Floor Various rooms – Not inspected.

Outside Yard to the rear.