

LOT
96

254 Park Road, Toxteth, Liverpool L8 4UE

***GUIDE PRICE £80,000+**



Not to scale. For identification purposes only

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

Description A three storey mixed use property comprising of 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 6 Beauty Rooms, WC.

Second Floor Various rooms - Not inspected.

Outside Yard to the rear.