

LOT
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30/30a Lawrence Road, Liverpool L15 0EG

GUIDE PRICE **£135,000+***

COMMERCIAL INVESTMENT

- Part let investment – commercial unit with a five bed flat above
- Double glazing
- Central heating

A three storey mixed use investment opportunity comprising a ground floor retail unit together with a five bed roomed flat to the first and second floors, accessed via a separate front entrance. The ground floor is currently let by way of a 20 year lease at a rental of £4200 per annum. The flat is currently vacant and once modernised would be suitable for investment purposes. If let to 5 tenants at £85pppw the potential rental income is approximately £22,100. The property benefits from double glazing and central heating.

Situated Fronting Lawrence Road in an established location approximately 3 miles from Liverpool city centre and within easy access to local amenities, schooling and transport links.

Outside Yard to the rear.

Ground Floor Shop Main Sales Area, Rear Room, Kitchen, WC.

First Floor Flat Lounge, Kitchen, Bathroom, two Bedrooms.

Second Floor Three Bedrooms.

