

LOT  
22

59 Ruskin Street, Liverpool. L4 3SH

GUIDE PRICE **£40,000+**\*

VACANT COMMERCIAL

- Mixed use premises comprising ground floor retail unit with flat above
- Double glazing
- Central heating

An end of terraced mixed use property comprising of a ground floor retail unit together with one bedroomed flat above, accessed via its own separate side entrance. The property benefits from double glazing and central heating. The retail unit was previously used as a Barber's and would be suitable for a number of uses, subject to any consents. The property is in need of refurbishment and modernisation and once upgraded the potential rental income would be approximately £12,000 per annum.

**Situated** On the corner of Ruskin Street and Rumney Road in popular and well established residential location within close proximity to local shopping amenities, Liverpool and Everton Football Club, schooling and approximately 2.5 miles from Liverpool City Centre.

**Ground Floor** Shop - Main Sales Area, Rear Room, Kitchen

**First Floor** Flat - Lounge, Bedroom, Bathroom/WC, Kitchen

**Outside** Yard, WC

