

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 bedroomed 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, with a rent review every 4 years, the first one being 1st February 2022. 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. There is also potential to convert the loft space to provide two further bedrooms, subject to obtaining the necessary consents. 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.

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

**First Floor Flat** Lounge, Kitchen, Bathroom, Bedroom.

**Second Floor** Three Bedrooms.

**Outside** Yard to the rear.

