

LOT

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60 Delamore Street/41 Goodall Street, Liverpool L4 3ST

GUIDE PRICE **£150,000+**\*

MIXED USE

### Description

A mixed use investment opportunity currently fully let producing £20,500 per annum. The property comprises of a two storey corner property comprising of 3 retail units together with a one bedroomed self contained flat above, accessed via a separate front entrance. The retail units are all let by way of renewed 12 month Tenancies. The flat is tenanted on a 3 year tenancy agreement producing £6,000 per annum. The property benefits from double glazing, central heating and roller shutters.

### Situated

On the corner of Goodall Street just off County Road in a popular and well established residential area close to local amenities and transport links. Approximately 4 miles to Liverpool city centre.

### Ground Floor

**"Beauty Within"** Reception

Area, four Beauty Rooms,  
Kitchen, WC

**"Snack Bar"** one Room

**"In the Dog House"** one Room,  
WC.

### First Floor

**Flat** Open Plan Lounge/Kitchen,  
Bedroom, Bathroom, WC.

