

LOT  
17

48/48a Maiden Lane, Liverpool L13 9AW

GUIDE PRICE **£85,000+**\*

MIXED USE

### Description

A two-storey end of terrace property comprising a ground floor retail unit together with a two bedroomed flat, accessed via separate side entrance. The property benefits from double glazing, central heating and electric roller shutters. The flat is currently let by way of an Assured Shorthold Tenancy producing £4,800 per annum with a long term tenant in place since 2008. The shop has until recently been trading as a Beauty Parlour (same tenant for 10 years) and is suitable for a number of uses, subject to any consents. The potential rent when fully let is approximately £11,000 per annum.

### Situated

Fronting Maiden Lane in a popular and well-established location within easy reach to local amenities and schooling. Approximately 4 miles to Liverpool city centre.

### Ground Floor

**Shop** Main sales area (5m × 4m), Beauty room (2.5m × 2.2m), Kitchen/Dining room (5m × 2.8m) WC.

### EPC Rating

48 – C  
48a – D

### First Floor

**Flat** Lounge, Kitchen, two Bedrooms, Bathroom/WC.

### Outside

Yard/Access to Flat.

