

LOT
97

519 West Derby Road, Liverpool L13 8AA

GUIDE PRICE **£85,000+***

MIXED USE

Description

A three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed self contained flat across the first and second floors. The property benefits from double glazing, central heating and electric roller shutters. The ground floor retail unit is currently let by way of a rolling contract producing a rental income of approximately £6,000 per annum. Following some minor cosmetic work, the flat would be suitable for letting purposes with a potential rental income of approximately £6000 per annum.

Situated

Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities, Newsham Park, Liverpool Football Club and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Kitchen, WC

First Floor

Flat Hall, Bathroom/WC, Kitchen, Lounge

Second Floor

Two bedrooms

Outside

Yard, Access to Flat

Cellar

Sutton Kersh have not inspected the cellar

EPC Rating

Shop – D

Flat – G

