

LOT

8

130/130a Boaler Street, Liverpool L6 6AD

GUIDE PRICE **£80,000+***

MIXED USE

Description

A two-storey plus basement mixed use corner property comprising a ground floor retail unit which was until recently trading as a takeaway. To the rear ground and first floor there is a three bed dwelling benefiting from double glazing and central heating. Following modernisation, the property would be suitable for investment purposes with the potential rental income when fully let being approximately £12,000 per annum. However, there is potential to convert the property to provide two self-contained flats, subject to gaining the necessary consents. We have been advised by the vendor that a new Ideal Boiler was installed at the property in May 2022.

Situated

Fronting Boaler Street and on the corner of Cambria Street North in a popular and well-established location close to local amenities and schooling. Approximately 2 miles from Liverpool city centre.

Basement

Not inspected

Ground Floor

Shop Takeaway area and access to the basement

House Kitchen, two Reception Rooms.

First Floor

Three Bedrooms, Shower room/ WC.

Outside

Yard to the Rear

EPC Rating

130 TBC 130A C



Council Tax Band

A

