



Description

A mixed use investment opportunity currently fully let producing £46,800 per annum. A three storey mixed use middle terraced property comprising a ground floor retail unit together with six letting rooms (four with ensuite shower/WC) split over the first, second and third floors. The ground floor is currently trading as 'Phone Box' and let by way of a rolling contract at a rental of £7,800 per annum. The six letting rooms are currently let by way of rolling contracts until June at a rental of £39,000 per annum. We are advised the tenants have signed new leases from July. The total annual rental income being in excess of £46,800 per annum. The property is in good order throughout and benefits from electric steel roller shutters to the ground floor and double glazing and central heating to the upper floors. There is also a basement which could be utilised as a games room etc. We are advised that the vendor has a valid HMO Licence until July 2025.

Situated

Fronting Greenbank Road within walking distance to Greenbank Park in a very popular and well-established residential location within close proximity to Smithdown and Allerton Road amenities, bars and restaurants with good transport links and approximately 3.5 miles from Liverpool city centre.

Basement

Not Inspected

Ground Floor

Shop Main sales area, Rear room, Kitchen, WC
12A Main Entrance Hallway, Communal Kitchen/Diner, WC

First Floor

Communal Lounge, two Letting rooms each with en-suite shower/WC

Second Floor

Two Letting rooms each with en-suite shower/WC

Third Floor

Two Letting rooms, Separate Shower/WC

Outside

Yard to the rear.

EPC Rating

Commercial C. 12A D

Council Tax Band

12A B

Tenure

Freehold

Joint Agent

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