

LOT
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254/254a Smithdown Road, Liverpool L15 5AH

GUIDE PRICE **£300,000+***

COMMERCIAL INVESTMENT

Description

A three storey mixed use investment opportunity part let producing a rental income of £17,160 per annum. The property comprises a ground floor retail unit currently let as "Hitch Hikers" Barber Shop producing a rental income of £7,200 per annum. To the first and second floors accessed via a separate front entrance there are seven letting rooms each with an ensuite shower/WC. Two of the rooms are currently let producing a total of £9,960 per annum. The property benefits from double glazing, central heating and electric roller shutters. To the rear there is a yard and an outbuilding suitable for use as offices etc. When fully let the potential rental income is approximately £45,000 per annum.

Situated

Fronting Smithdown Road close to its junction with Nicander Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

Ground Floor

Retail Unit Hitch Hikers – Main Sales Area, WC.

Accommodation Main Entrance Hallway, Communal Lounge with French doors, Kitchen, Landing room/WC.

First Floor

Four Letting Rooms (Each with en-suite shower/WC)

Second Floor

Three Letting Rooms (Each with en-suite shower/WC)



Outside

Rear Yard, Outhouses suitable for use as an office.

EPC Rating

254 HMO C. 254a Shop C

Council Tax Band

254A A

Tenure

Freehold