

LOT  
**50**

**290/290a Smithdown Road, Liverpool L15 5AJ**

**GUIDE PRICE £235,000+\***

MIXED USE

### Description

A substantial three storey mixed-use investment opportunity currently part let producing £20,800 per annum. The property comprises a ground floor retail unit together with a four bedroomed HMO split over three floors and accessed via a separate entrance on Russell Road. The rooms are fully let by way of Assured Shorthold Tenancies producing £20,800 per annum. The property benefits from double glazing, electric roller shutters and central heating. When fully let the potential rental income would be approximately £32,200 per annum.

### Situated

Fronting Smithdown Road on the corner of Russell Road in very well established and popular residential and commercial location, close to local shops, The Mystery Park, Penny Lane/ Allerton Road Bars and restaurants, tourist attractions and sought after schools. Approximately 3 miles from Liverpool city centre.

### Ground Floor

**290** Main retail space, Kitchen, WC, Rear room

**290A** – Accessed via Russell Road Shared Kitchen

### First Floor

Two Letting rooms, Shared Four Piece Bathroom/WC

### Second Floor

Two Further Lettings rooms

### Outside

Yard to Rear

### EPC Rating

**290 C. 290A D**



### Council Tax Band

**290A A**

### Tenure

Freehold

### Note

Sutton Kersh have only carried out an internal inspection of the retail unit and one letting room. All further details have been provided by the vendor.