

LOT
25

625 West Derby Road, Tuebrook, Liverpool L13 8AG

GUIDE PRICE **£120,000+***

MIXED USE

Description

A vacant three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed self-contained flat above, accessed via a separate rear entrance. The property benefits from double glazing and electric shutters. Following a scheme of refurbishment works the property would be suitable for investment purposes with a potential rental income of approximately £17,500 per annum. The shop would be suitable for a number of uses, subject to any consents.

Situated

Fronting West Derby Road close to its junction with Green Lane and Muirhead Avenue in a popular location on a prominent busy main road position close to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor

Shop Main sales area, Rear room, Kitchen, WC, Stockroom

First Floor

Flat hall, bathroom, Kitchen (no fittings), utility room, lounge

Second Floor

Two bedrooms

Outside

Yard to the rear

Council Tax Band

TBC

EPC Rating

TBC

Tenure

Freehold

