

LOT  
**76**

# 11-15 Deysbrook Lane, Liverpool L12 8RE

## COMMERCIAL INVESTMENT

Guide price **£75,000 +**



**A two storey mixed use middle terraced property comprising of a ground floor retail unit together with a three bedroomed self contained flat above. The shop is currently let with the Tenant holding after the expiry of a 12 year lease on 10 December 2012 producing an annual rental income of £7,536.00. To the flat above is vacant and benefits from central heating and will be sold furnished is suitable for occupation or investment following refurbishment. The property benefits from steel roller shutters, partial double glazing and central heating.**



Not to scale. For identification purposes only

### **Situated**

Fronting Deysbrook Lane at it's junction with Town Row in the popular West Derby Village District.

### **Ground Floor**

**Shop** – Main Sales Area, Rear Dispensing Area, WC, Washroom, Store.

### **First Floor**

**Flat** – Hall, Lounge with Patio, Kitchen, 3 Bedrooms, Bathroom/ WC. Attic Room Above – comprising additional Bedroom, 2 Side Store Rooms and an Airing Cupboard.

### **Outside**

Rear Yard/Washroom.