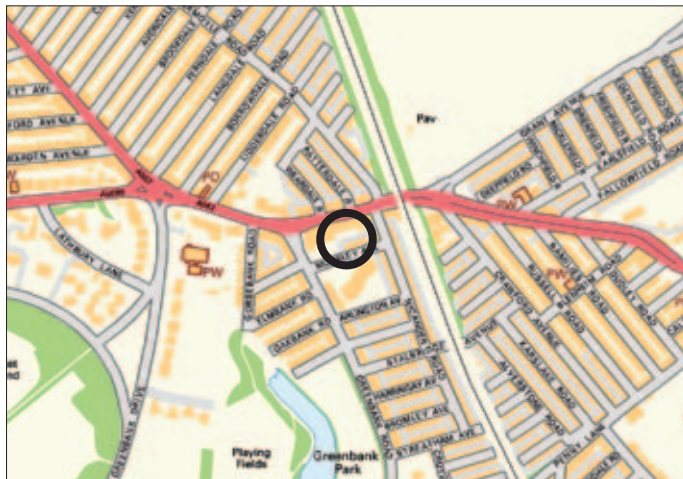


LOT
74

212 Smithdown Road, Liverpool L15 3JT

MIXED USE INVESTMENT

Guide price **£150–175,000**



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Not to scale. For identification purposes only

A substantial three storey with basement mid terraced property, comprising a ground floor shop with basement accommodation with three self-contained flats above, with double glazing and central heating, which are accessed via a separate entrance. We believe the property is currently let producing £32,100 per annum.

Situated

On Smithdown Road at its junction with Ullet Road in a popular and well established location 3 miles from Liverpool city centre.

Ground Floor

Shop Front Salon Area, two Treatment Rooms, ante-space, Cloakroom/WC, Kitchen.

Lower Ground Floor

Hall, two Treatment Rooms.

Residential Accommodation

Flat 1 (lower ground level to rear) Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

First Floor Flat 2

Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.

Second Floor Flat 3

Hall, Living Room, Kitchen, Bathroom/WC, two Bedrooms.

Outside Rear car parking area accessed via Ullet Road for 3 vehicles.

Joint Agents Edward Symmons & Partners

