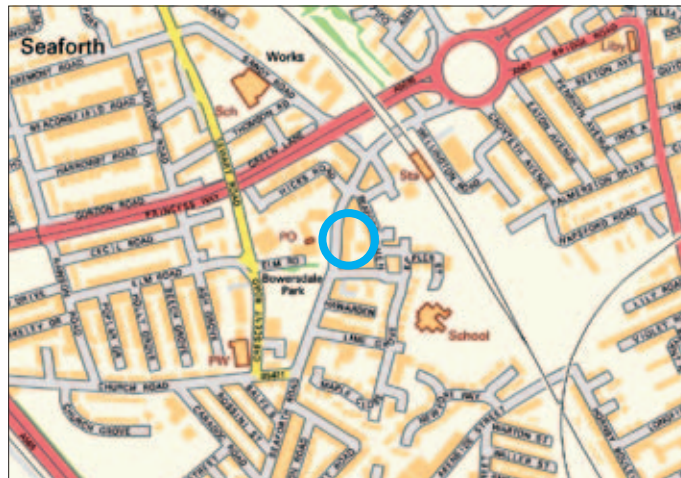


LOT
68

49/49a Seaforth Road, Liverpool L21 3TX

COMMERCIAL INVESTMENT

GUIDE PRICE £50,000–£60,000



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Not to scale. For identification purposes only

Situated Fronting Seaforth Road in an established location approximately 5 miles north of Liverpool city centre.

Ground Floor
Shop Main Sales Area, Rear Room, Kitchen.

First Floor
Flat Lounge, Kitchen, Bathroom/WC

Second Floor
Two Bedrooms.

Outside
Yard to the rear.

A three storey mixed use middle terrace property comprising of a ground floor shop unit together with a two bedroomed self-contained flat above. The ground floor is currently let on a 3 year lease with a one year break clause at a rental of £5400.00 per annum. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £5400.00 per annum. The property benefits from steel roller shutters, double glazing and central heating.