

LOT
60

32-34 City Road, Liverpool L4 5UN
*GUIDE PRICE £90,000+



Not to scale. For identification purposes only

- **The property comprises two ground floor retail units together with two one-bed self contained flats above. Producing £9,600 per annum**

Description The property comprises two ground floor retail units together with two one-bed self-contained flats above. No 34 is currently let as a Convenience Store on a 5 year lease at a rental of £550.00 pcm for the whole building. No 32 is currently let as a Barber Shop on a 2 year lease at a rental of £250.00 pcm. The first floor flat above is accessed via a separate side entrance is vacant and in need of repair and modernisation. The properties benefit from majority double glazing, electric shutters at No 34 and manual shutters to No 32. When fully let the potential annual rental income being in excess of £13,000.

Situated Fronting City Road within close proximity to County Road amenities and Everton Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor

No 32 Barber shop: Main Salon Area, Kitchen, WC
No 34 Off Licence/Convenience store: Main sales area

First Floor

No 32 Side entrance Landing, Lounge, Bedroom, Kitchen, Bathroom/WC (no fittings)
No 34 Lounge, Kitchen, Bathroom, Bedroom.

Outside Shared yard.