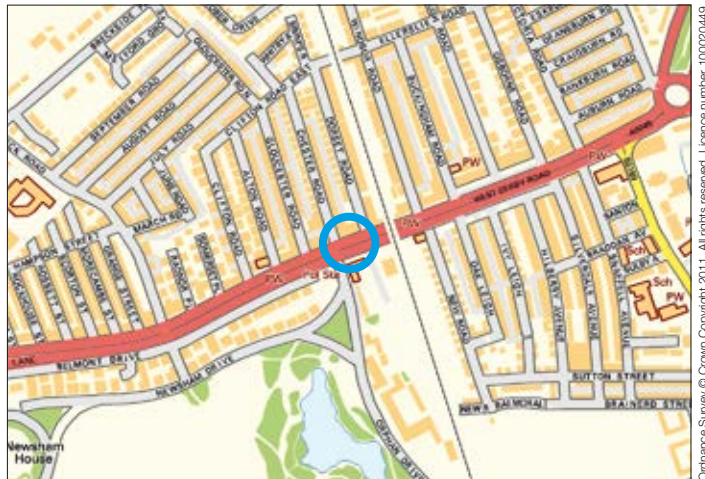


LOT
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501 West Derby Road, Liverpool L6 4BW

*GUIDE PRICE £65,000–£70,000



Not to scale. For identification purposes only

- **A mixed use investment property producing £13,200 per annum.**

Description A three storey mid terrace mixed use property comprising a ground floor retail unit with a three bedroomed self contained flat above. The property benefits from partial double glazing and the shop has electric roller shutters. The whole property is let for a term of 25 years from December 2009 producing a rental income of £13,200 per annum. There is an RPI rent review dated December 2009 which increased the rent to £16,159pa which has not been implemented.

Situated Fronting West Derby Road (A5049) in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

Ground Floor Retail unit Sales area, store room

First Floor Flat Hall, Lounge, Kitchen, Bathroom/WC, three Bedrooms.

Outside Yard to the rear

Joint Agents
Lambert Smith Hampton

