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256 Park Road, Toxteth, Liverpool L8 4UE **GUIDE PRICE £75,000+



 Mixed use investment producing £12,000 per annum. Electric roller shutters.

Description A three storey plus basement mid terrace property comprising a ground floor shop together with two floors of accommodation above. The whole property is currently let to Martin & Kaye Opticians, who have traded for over 25 years, by way of a new 3 year lease with no break clauses producing $\mathfrak{L}12,000$ per annum. The property benefits from electric roller shutters.



Not to scale. For identification purposes only

Situated Fronting Park Road on a busy main road position approximately 1.5 miles from Liverpool city centre.

Basement Not inspected

Ground Floor Shop Main Reception Area, Rear Room, Storeroom, Kitchen, WC

First Floor Three Rooms

Second Floor Three Rooms

Outside Yard to the rear.