

LOT

106

40 Smithdown Road, Liverpool L7 4JG

*GUIDE PRICE £65,000+



- **Commercial investment producing £10,200 per annum. Double glazing.**

Description A three storey middle terraced mixed use property providing a ground floor retail unit currently trading as 'Yemi's Barber Shop' together with a two bedroomed self contained flat above which is accessed via a separate front entrance. The property benefits from double glazing and is fully let producing in excess of £10,200 per annum.



Not to scale. For identification purposes only

Situated Fronting Smithdown Road in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Shop Main sales area, WC

First/Second Floor Flat Lounge, Kitchen, two Bedrooms, Bathroom/WC

Outside Yard to the rear.