



Dover Road | | Liverpool | L31 5JB

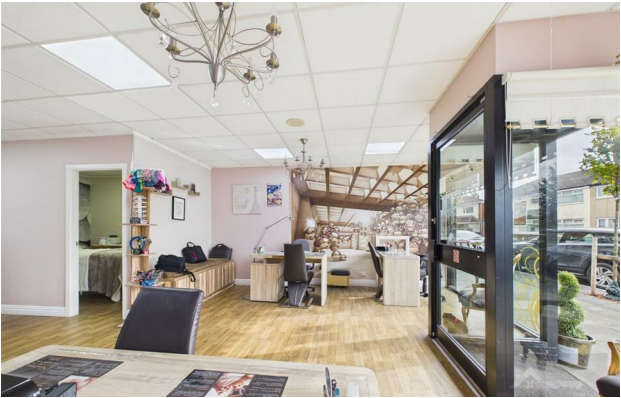
Asking price £295,000



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Freehold mixed-use property comprising 1,506 sq ft of commercial premises and a spacious two-bedroom flat of approximately 718 sq ft. The flat currently generates £695 per calendar month, with the tenant wishing to remain, while the commercial unit is offered with vacant possession. Benefits include a separate entrance, kitchen balcony and off-road parking. Asking price £295,000.

- Freehold mixed-use property
- Flat sold subject to the existing tenancy paying £695 per calendar month
- Separate entrance to the flat
- Access to loft space
- Potential to generate additional rental income from the commercial premises
- Asking price £295,000
- Spacious, bright two-bedroom flat extending to approximately 718 sq ft
- Kitchen balcony with space for a small bistro set
- Off-road parking, with the parking area included in the freehold title
- Commercial premises offered with vacant possession



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band A
EPC Rating

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