

**Description**

A two storey end of terrace mixed use derelict property, comprising a former Fish and Chip Shop together with a three bedroomed self-contained flat. Note: The residential accommodation known as 1 Dewsbury Road is included within the registered title on the property but this address is not referred to in the registered title. Please refer to the legal pack for further information. The property is in need of a full upgrade and scheme of refurbishment works to include rebuilding the roof structure and reinstatement/rebuilding at ground and upper floor levels which will provide further residential accommodation. No viewings will be permitted.

**Situated**

Fronting Priory Road on the corner of Dewsbury Road in an established location within close proximity to Liverpool Football club and approximately 3 miles from Liverpool city centre.

**Ground Floor**

**Shop** Main Sales Area, Kitchen, Living Room, Utility room.

**First/Second Floor**

Three Bedrooms, Bathroom/WC

**Outside**

Small outdoor area at the rear.

**Note**

Sutton Kersh have not inspected the property and all information has been provided by the vendor.

