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**66**

99a Webster Road, Liverpool L7 4LG

GUIDE PRICE **£60,000+**\*

VACANT COMMERCIAL

### Description

A freehold two storey commercial warehouse suitable for a number of uses to include a gymnasium, a fitness studio or residential re-development, subject to the relevant consents. The property is in need of a full scheme of refurbishment works. We are advised by the vendor that all main services are available however potential purchasers should make their own enquiries.

### Situated

Off Smithdown Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre.

### Ground Floor

One Large Room Warehouse/  
Workshop

### First Floor

WC, one large Room, two middle  
Rooms with roof lights.

### EPC Rating

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