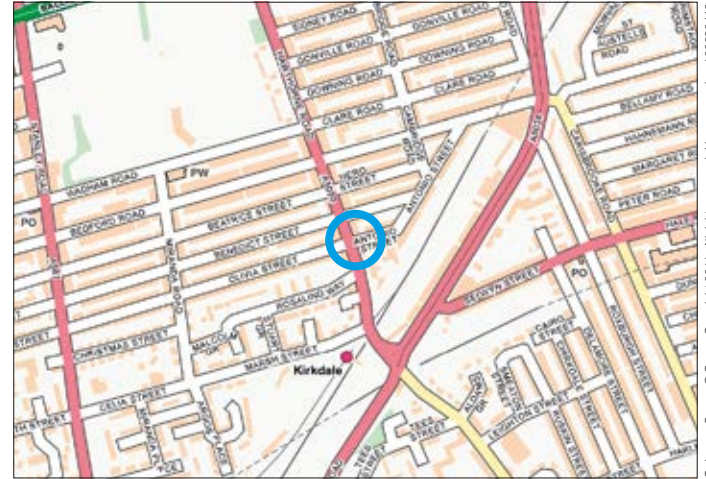


LOT

119

14 Hawthorne Road, Bootle, Merseyside L20 2DN

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **A three storey mixed use property suitable for redevelopment subject to any necessary consents.**

Description A three storey mixed use property comprising a ground floor retail unit together with accommodation over the first and second floors. Following a full upgrade and a scheme of refurbishment works the property would be suitable for a number of uses to include residential conversion to the ground floor, subject to gaining any necessary consents.

Situated Fronting Hawthorne Road at its junction with Westminster Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Ground Floor Front Sales Area, Rear Prep Room and Store Room.

Accommodation Two bedrooms, Living Room, Kitchen, Bathroom/WC

Outside Yard to Rear

Note This property has not been internally inspected. All information has been provided by the seller.