

LOT
14

1-3 Macdonald Street, Wavertree, Liverpool L15 1EJ

*GUIDE PRICE £70,000+



Not to scale. For identification purposes only

- **Lock up shop with 3 bed house to the side. The shop has steel roller shutters. WC. Double glazing. Central heating.**

Description A two storey corner property comprising a lock up shop with a three bedroomed house to the side. The retail unit benefits from steel roller shutters, tiled flooring throughout and a mixture of spot and fluorescent lighting and WC facilities. The residential accommodation benefits from double glazing and central heating. The house is currently let by way of a 6 month AST producing £6,000pa. The shop unit would be suitable for a number of uses with a potential rental income of £6000pa, or alternatively converted and used as part of the house or for storage purposes.

Situated Fronting Macdonald Street on the corner of Strathcona Road in a popular and well established residential location within close proximity to Picton Road amenities and approximately 3 miles from Liverpool city centre.

Lock Up Shop
Main Sales Area, WC Facilities.

Ground Floor House
Hall, Lounge, Kitchen

First Floor Three bedrooms,
Bathroom/WC

Outside Yard to Rear.

EPC Rating D