

LOT
79

5 Warbreck Avenue, Liverpool. L9 4RL

*GUIDE PRICE £30,000 - £35,000



- **Two storey commercial unit.**

Description A two storey end commercial property comprising of a ground floor retail unit together with storage above. Following refurbishment the property would be suitable for a number of uses, to include residential conversion, subject to any necessary consents.



Not to scale. For identification purposes only

Situated Off Walton Road close to local amenities and Schooling approximately 5 miles from Liverpool City Centre.

Ground Floor Main sales area 40.1 sq.m (431.6 sqft) Rear room with Kitchenette and W.C. 15.3 sqm (164.7 sq.ft)

First Floor Storage (access only possible via ladder through loft).

Outside Rear yard.

EPC rating C