

LOT  
**55**

81 Orrell Lane, Liverpool L9 8BX

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

- A vacant ground floor commercial unit together with a 1 bedroomed flat above
- Roller shutters
- Double glazing.

A three storey mixed use property comprising of a ground floor retail unit together with a 1 bedroomed flat above which is currently accessed via the shop. The property benefits from roller shutters and double glazing to the upper floors and would be suitable for a number of uses subject to gaining the necessary consents.

**Situated** Fronting Orrell Lane in a popular and well established location within a similar parade of shops close to location amenities and transport links approximately 4 miles from Liverpool City Centre.

**Basement** Not inspected

**Ground Floor** Main sales area 24.26 sq.m (261.3 sq.ft), Rear Kitchen/ Storage 11.45 sq.m (123.32 sq.ft), W.C.

**First Floor Flat** – Living room, Kitchen, Bathroom/W.C.

**Second Floor** Bedroom.

**Outside** Rear yard, Outhouse.

