

LOT
134

11 Warbreck Moor, Liverpool L9 4RN

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- A three storey mid terraced commercial property
- Double glazing
- Electric roller shutters

A three story mid terraced commercial property benefiting from majority double glazing and electric roller shutters. The property has until recently been trading as 'CR Lab' at a rental income of £6,600 per annum.

Situated Fronting Warbreck Moor in a popular busy location in a parade of shops. Approximately 4 miles from Liverpool city centre.

present there is no staircase access to this floor.

Ground Floor Main Sales Area, Rear Room.

First Floor Kitchen/Beauty space, WC.

Second Floor Various Rooms (not inspected)

Note There is a potential to use the second floor to create additional rooms however at

