

LOT
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46 Rice Lane, Liverpool L9 1DD

GUIDE PRICE **£125,000+***

VACANT COMMERCIAL

- Two storey end of terrace comprising of a ground floor retail unit together with a two bedroomed flat • Double glazing • Central heating

A two storey end of terrace comprising of a ground floor retail unit together with a two bedroomed flat above accessed via a separate side entrance. The retail unit previously traded as a Fish and Chip shop and is being sold fully equipped and ready for continued use however the flat above does require some modernisation following which it would be suitable for investment purposes. The property benefits from double glazing and central heating. When fully let the potential rental income would be in excess of £15,000 per annum. We are advised the advertising hoarding is also included in the sale producing an income of £2,500 per annum

Situated Fronting Rice Lane in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

Ground Floor Shop Main sales area, Prep room/Kitchen, Work station, Rear room, WC.

First Floor Flat Hall, Lounge, Kitchen, Bathroom/WC, two Bedrooms.

Outside Yard to the rear.

