

LOT  
**116**

99b Webster Road, Liverpool L7 4LG

GUIDE PRICE **£50,000+**\*

VACANT COMMERCIAL

### Description

A freehold two storey commercial warehouse which is suitable for a number of uses, subject to gaining the necessary consents, to include a gymnasium, a fitness studio, commercial storage, workshop and is accessible via two separate entry points, one with two large double doors which is ideal for deliveries and loading goods.

### Situated

Off Smithdown Road (A562) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 3 miles from Liverpool city centre

### Ground Floor

1 Large Room (Warehouse/ Workshop), Further room.

### First Floor

Large Room with WC

### EPC Rating

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### Tenure

Freehold

