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2 & 2a Mercer Street, Liverpool L19 2NR

GUIDE PRICE **£85,000+**\*

DEVELOPMENT OPPORTUNITIES

### Description

A two storey end of terrace property which was previously used as a ground floor retail unit with accommodation above. The property has been stripped back to bare brick and comes with the benefit of full planning permission & to convert into a two bedroomed ground floor flat and to add a second floor for a four bedroom flat on the first and second floors. Once converted the potential rental income as a two-bed flat & four bed HMO would be approximately £33,000 per annum. Planning reference number: 21F/3744 & 21PR/3716 (Works already commenced)

### Situated

Off St Marys Road which is in turn off Garston Way A561 in a popular and well-established residential location within close proximity to local amenities and approximately 7 miles from Liverpool city centre.

### Ground Floor

Three Rooms

### Council Tax Band

TBC

### First Floor

Four Rooms

### Outside

Yard to the rear

### EPC Rating

TBC

