

LOT  
**84**

# 323–325 Prescot Road, Old Swan, Liverpool L13 3BS

## VACANT COMMERCIAL

Guide price **£80,000+**



**A double fronted three storey end terraced property which until recently traded as a hair, beauty and barber training school. The ground floor has been fitted for this purpose and benefits from timber laminate flooring, three phase electricity, electric steel roller shutters and an alarm. To the first floor there is a combination of treatment rooms, offices and training rooms. The property would be suitable for a number of uses subject to the relevant consents and could possibly be put back to provide two retail units with flats above. The total net internal area is 2061sq ft**



Not to scale. For identification purposes only

### Situated

Fronting Prescot Road (A57) on the corner of Cheadle Avenue approximately 3 miles east of Liverpool city centre and a short distance from Old Swan.

### Ground Floor

Reception/Salon with 10 stations, two Separate WCs., Shower Room/WC, rear wash room, Training Room.  
Net Internal Area 967sq ft

### First Floor

Landing, two Offices, WC, Beauty Room, Rear Office, WC Kitchen.  
Net Internal Area 812sq ft

### Second Floor

Two Offices. 282sq ft.

### Outside

Garage.