



**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 2 retail units with flats above. The total net internal area is 2061 sq ft**

**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, 2 Separate W.C.'s, Shower Room/W.C., rear wash room, Training Room. Net Internal Area 967 sq ft

**First Floor**

Landing, 2 Offices, W.C., Beauty Room, Rear Office, W.C. Kitchen. Net Internal Area 812 sq ft

**Second Floor**

2 Offices. 282 sq ft.

**Outside**

Garage.



Not to scale. For identification purposes only

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