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**17**

## 8-10 East Prescot Road, Liverpool L14 1PW VACANT COMMERCIAL

Guide price **£85,000+**



Not to scale. For identification purposes only

**A two storey mixed use mid terraced property comprising a ground floor retail unit together with a three bedroomed flat above which is accessed via a separate entrance. The property would be suitable for a number of uses, subject to the relevant consents. The property benefits from steel roller shutters and partial double glazing. When fully let the potential annual rental income being in excess of £12,500.**

### **Situated**

Fronting East Prescot Road at its junction with Queens Drive on a busy main position and walking

distance into Old Swan's busy shopping parade.

### **Ground Floor**

**Shop** Main sales area, rear room, kitchen, WC

### **First Floor**

**Flat** Hall, three bedrooms, lounge, kitchen and bathroom/WC

### **Outside**

Yard to the rear.