

LOT
38

42 Russell Road, Garston, Liverpool L19 1RJ

VACANT COMMERCIAL

Guide price **£45–50,000**



Not to scale. For identification purposes only

A two storey detached property comprising offices and stores and benefiting from electric steel roller shutters to the main doors and rear parking with space for up to 8 vehicles. The property would be suitable for a number of uses, subject to the relevant consents.

Situated

Off St Mary's Road (A561) and Wellington Street fronting Russell Road in an established location within easy access to local

amenities and approximately 5 miles south of Liverpool city centre.

Ground Floor

Stores, Office, Kitchen, 2 WCs
114.93m² (1,235sq ft)

First Floor

Offices 62.22m² (669sq ft)

Outside

Side loading area and rear carpark benefiting from 2.5m steel palisade fence along the entire perimeter and 4m wide x 2.5m high entrance gates fronting Russell Road.