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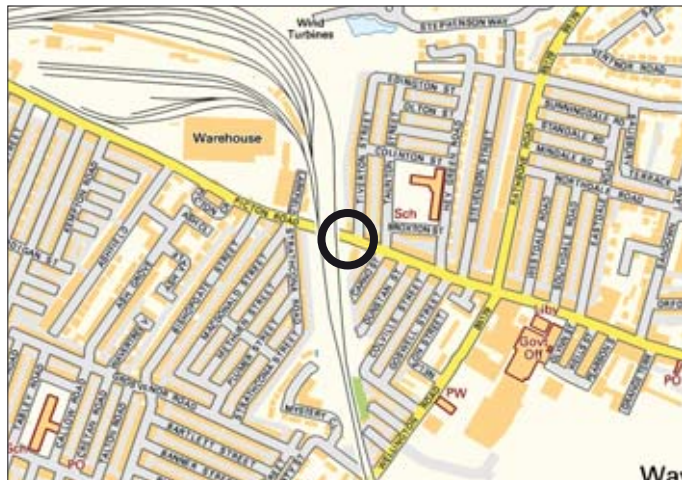
## 47/49 Picton Road, Wavertree, Liverpool L15 4LF

COMMERCIAL INVESTMENT

Guide price **£70,000 +**



**A two storey end of terrace property comprising of a ground floor retail unit which has previously been used as an Off Licence and is vacant and suitable for a number of uses, subject to the relevant consents. To the first floor via a separate entrance there is a 3 bedroomed flat which is currently let by way of an Assured Shorthold Tenancy holding over producing £4420.00. The property benefits from steel roller shutters.**



Not to scale. For identification purposes only

### **Situated**

Fronting Picton Road on a busy main road position approximately 4 miles from Liverpool City Centre.

### **Ground Floor**

**Shop** – Main Sales Area, Rear Room.

### **Ground Floor**

**Flat** – Open plan Lounge/Kitchen.

### **First Floor**

Three Bedrooms, Bathroom/WC

### **Outside**

Yard to the rear.