

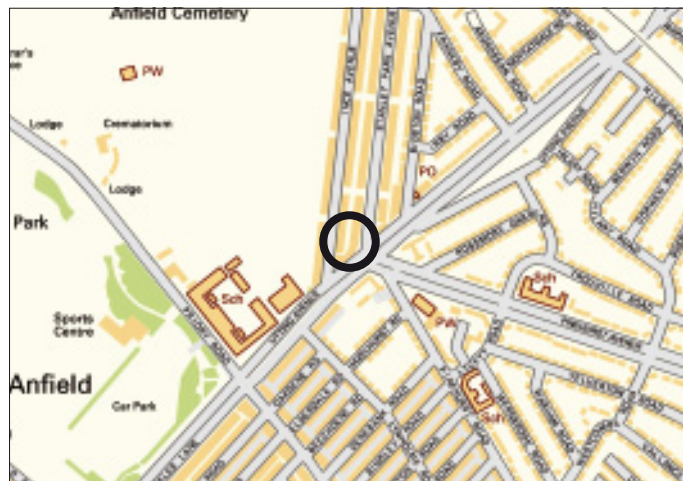
LOT

3

35 Stanley Park Avenue South, Liverpool L4 7XB

VACANT COMMERCIAL

Guide price **£55,000 +**



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Not to scale. For identification purposes only

A two storey mixed use property comprising of a ground floor retail unit together with a one bedroomed flat above via a separate front entrance. The property benefits from partial double glazing, steel roller shutters and central heating. The property would be suitable for a number of uses, subject to the relevant consents. When fully let the potential annual rental income is in excess of £8500.00.

Situated

Fronting Stanley Park Avenue South at it's junction with Utting Avenue on a busy main road position and within easy reach of Liverpool Football Club and Liverpool City Centre.

First Floor

Flat – Hall, Lounge, Kitchen, Bedroom, Shower Room/WC

Outside

Yard to the rear.

Ground Floor

Shop – Main Sales Area, Rear Room, Kitchen, WC