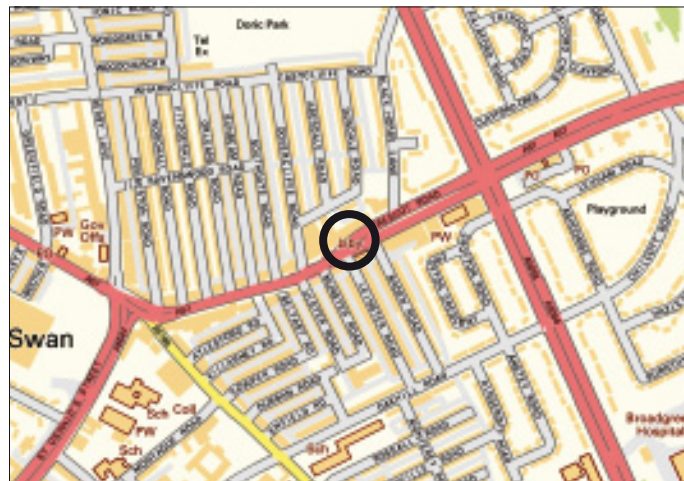


LOT  
**78**

## 623 Prescot Road, Old Swan, Liverpool L13 5XA

VACANT COMMERCIAL

Guide price **£100,000 +**



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Not to scale. For identification purposes only

**A two storey middle terraced high street property comprising of a ground floor retail unit which has traded as Jewellers for 34 years and is fully fitted out for continued use together with former living accommodation above which in the past was used as a hairdressers via a separate front entrance. The property would be suitable for a number of uses and possible flat conversion subject to any necessary planning consents. The property benefits from partial toughened glass double glazing, airconditioning, security entry system, electric steel roller shutters and galvanised railings to the yard.**

### **Situated**

Old Swan is a popular retail location approximately three miles east of Liverpool City Centre and in close proximity to the M62 Motorway and Queens Drive. Prescot Road is the main arterial route through Old Swan. National retailers represented include Ethel Austin, Home & Bargain and Boots. There is free car parking in the central reservation.

### **Ground Floor**

**Shop** – Main Sales Area, Rear Room, Kitchen, WC, Store.

### **First Floor**

Hair Salon/Reception, 2 Beauty Rooms, WC, Kitchen.

### **Outside**

Rear yard with potential for extension, and secured gates from road behind.