

LOT  
**71**

## 106 Aigburth Road, Aigburth, Liverpool L17 7BP

VACANT COMMERCIAL

Guide price **£100,000–£125,000 +**



Not to scale. For identification purposes only

**A three storey middle terraced mixed use property comprising of a ground retail unit together with a 5/6 bedroomed flat above. The ground floor would be suitable for a number of uses, subject to the relevant consents and benefits from double glazing and electric steel roller shutters. To the upper floors via a separate entrance there is a 5/6 bedroomed self-contained flat which would be suitable for student investment purposes or occupation following refurbishment. The property benefits from a new roof and partial double glazing.**

### **Situated**

Fronting Aigburth Road in an established residential location and on a busy main road position within walking distance to Lark Lane and Sefton Park and approximately 3 miles from Liverpool City Centre.

### **Ground Floor**

**Shop** – Main Sales Area, Kitchen, Shower Room/W.C.

### **First Floor**

Hall, Living Room, Dining Room, Kitchen, Bathroom/W.C.

### **Second Floor**

3 Bedrooms.

### **Loft**

2 Further Rooms.

### **Outside**

Yard to the rear.