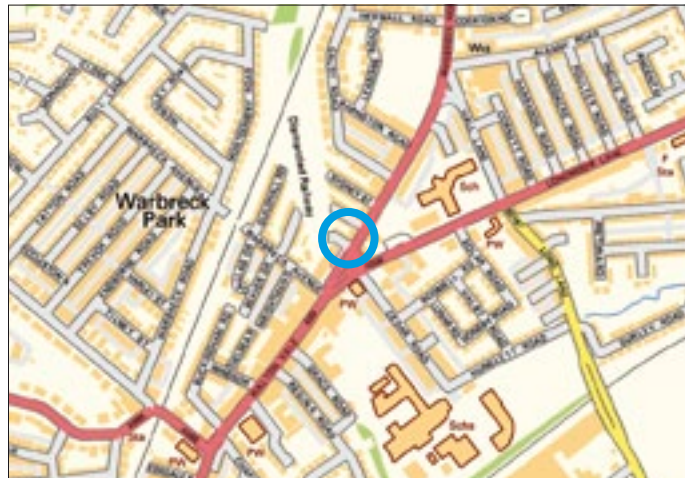


LOT  
**78**

# 7 & 7a/7b Warbreck Moor, Liverpool L9 4RN

## VACANT COMMERCIAL

**GUIDE PRICE £90,000+**



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Not to scale. For identification purposes only

A pair of three storey dormer style mixed use properties comprising of two ground floor retail shop units together with self-contained residential accommodation to the first and second floors which is currently accessed via an external staircase. The properties would be suitable for a number of uses, subject to the relevant consents.

**Situated** in close proximity to Walton Vale and Longmoor Lane. The immediate surrounding area consists of residential housing and commercial premises.

**First Floor**  
Hall, Lounge, Kitchen, 2 Bedrooms, Bathroom/WC

**Outside** Yard to the rear.

**Ground Floor**  
**Shop No 7** - 414 sq ft  
**Shop No 7a** - 247 sq ft

**EPC Rating** F