

LOT  
**24**

## 271 Hawthorne Road, Bootle, Merseyside L20 3AP

VACANT COMMERCIAL

**GUIDE PRICE £45,000–£50,000**



Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

A two storey mixed use property comprising a ground floor retail unit together with a self-contained flat above. The ground floor unit was until recently used as a Cafe and is now vacant and suitable for a number of uses, subject to any relevant planning consents. The first floor flat is vacant. When fully let the potential annual rental income being in excess of £8000 per annum.

**Situated** The property is located on the westerly side of Hawthorne Road, in the Bootle area approximately ½ mile west of Bootle town centre and 4 miles

north of Liverpool city centre. Hawthorne Road (A5090) is a busy arterial route leading northwards from Kirkdale and linking with the A5036 at Litherland, which in turn

Not to scale. For identification purposes only

leads westwards to Liverpool North Docks and Seaforth Container Terminal. Alternatively eastwards to the M57 and M58 motorway junction at Switch Island. The immediate surrounding area is predominantly residential although there are sporadic commercial occupiers on Hawthorne Road within the immediate area.

**Ground Floor Shop** Main Sales Area, Kitchen.

**First Floor** Accessed via a separate entrance at the rear  
**Flat** Hall, Living Room, Kitchen, Bedroom, Bathroom/WC

**Outside** Yard to the rear. WC

**EPC Rating** Shop C Flat E