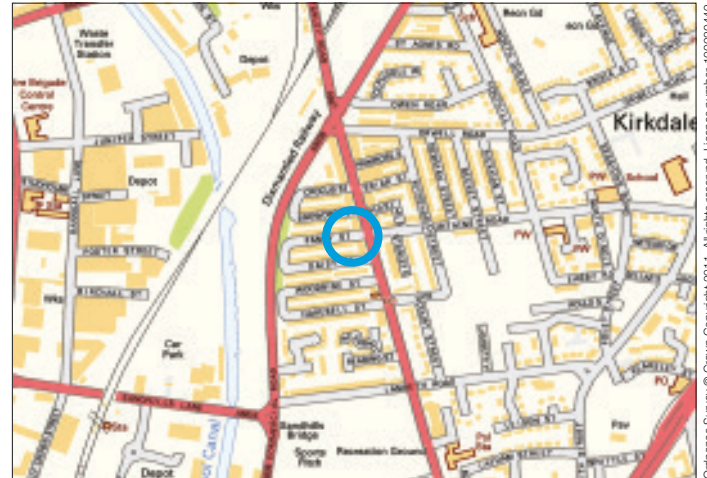


LOT  
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# 237 Stanley Road, Kirkdale, Liverpool L5 7QD

\*GUIDE PRICE £40,000 - £50,000



Not to scale. For identification purposes only

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## VACANT TAKEAWAY PREMISES WITH TWO BEDROOM FLAT ABOVE.

**Description** A three storey plus basement middle terraced property comprising of a ground floor lock up shop previously used as a Hot Food Takeaway together with a 2 bedroomed self-contained flat above accessed via a separate rear entrance. The property benefits from electric roller shutters and Class A5 Use. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses subject to any necessary planning consents.

**Situated** Fronting Stanley Road (A567) on a busy and prominent position in the Kirkdale area approximately 2 miles from Liverpool City Centre.

**Basement** Not inspected.

### Ground Floor

Open plan retail area, rear store room, W.C.

### First and Second Floor

**Flat** - Hall, Kitchen, Living room, Dining Room, Bathroom/W.C, 2 bedrooms.

**Outside** Rear yard.

**EPC Rating** Shop C Flat G

### ACCOMMODATION

Ground Floor	47.53 Sq m (215 Sq ft)
First Floor	41.90 Sq m (451 Sq ft)
Second Floor	36.78 Sq m (396 Sq ft)
Total	126.21 Sq m (1359 Sq ft)

