

LOT

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# 64 Seaforth Road, Seaforth, Liverpool L21 4LF

\*GUIDE PRICE £20,000–£25,000



Not to scale. For identification purposes only

- **Three storey mixed use corner property in need of repair and modernisation.**

**Description** A three storey dormer style corner property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate side entrance. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, subject to any relevant planning consents. The potential rental income when fully let is in excess of £9,000.00 per annum.

**Situated** Fronting Seaforth Road on the corner of Balfe Street in a popular location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Room/Kitchen Storeroom.

**First Floor Flat** Lounge, Kitchen, Bathroom/WC.

**Second Floor** Three Bedrooms.

**Outside** Yard to the rear. WC