

LOT

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## 198 Picton Road, Wavertree, Liverpool L15 4LL

\*GUIDE PRICE £80,000–£90,000



Not to scale. For identification purposes only

- **Three storey mid terrace, retail unit with self contained offices above. Double glazing. Central heating. Electric steel roller shutters. Security alarm.**

**Description** A three storey middle terrace property comprising a ground floor retail unit together with self-contained offices above. The property would be suitable for a number of uses to include conversion of the upstairs to provide a two/three bed self-contained flat, subject to any necessary consents. The property benefits from double glazing, central heating, electric steel roller shutters, a security alarm and a shared front entrance.

**Situated** Fronting Picton Road in a popular and well established location within close proximity to local amenities, Schooling and transport links, approximately 4 miles into Liverpool city centre.

**Ground Floor Shop** Main Sales area, two Rear rooms, Kitchen, WC

**First Floor** Front office, Rear room, WC, Kitchen.

**Second Floor** Two Rooms.

**Outside** Yard to the rear.