



- **Mixed use property providing two ground floor units together with two flats above. Double glazing. Manual roller security shutters.**

Description A pair of two storey interconnecting retail units together with accommodation above. The property benefits from double glazing and manual roller security shutters. The property would be suitable for a number of uses, to include residential redevelopment, HMO Investment purposes, subject to gaining the necessary consents.

Situated Fronting Holt Road close to its junction with Needham Road within easy access to Kensington amenities and approximately 1 mile from Liverpool city centre.

Ground Floor Interconnected Retail Units
No 17 33.7 sq.m (363 sq.ft)
No 19 38 sq.m (409 sq.ft)

First Floor Hall, Living Room, Shower Room/WC, Bathroom/WC, two bedrooms, Kitchen/Diner.

Outside Rear yard.

EPC Rating D



Not to scale. For identification purposes only