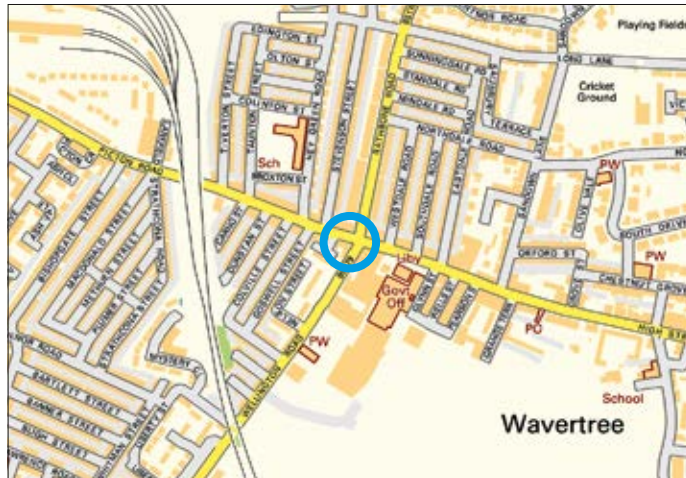




- **Ground floor retail unit with two bed flat above. Double glazing. Steel electric roller shutters.**

**Description** A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat above. The property benefits from double glazing a electric steel roller shutter. The property would be suitable for a number of uses, subject to any relevant planning consents. When fully let the potential rental income is in excess of £10,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Picton Road at its junction with Rathbone Road in a busy main road position within close proximity to local amenities, schooling and transport links and approximately 4 miles into Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear room, WC, Kitchen.

**First Floor Flat** Lounge, Kitchen, Shower Room/WC.

**Second Floor** Two Bedrooms.

**Outside** Yard to the rear, Separate entrance to flat.