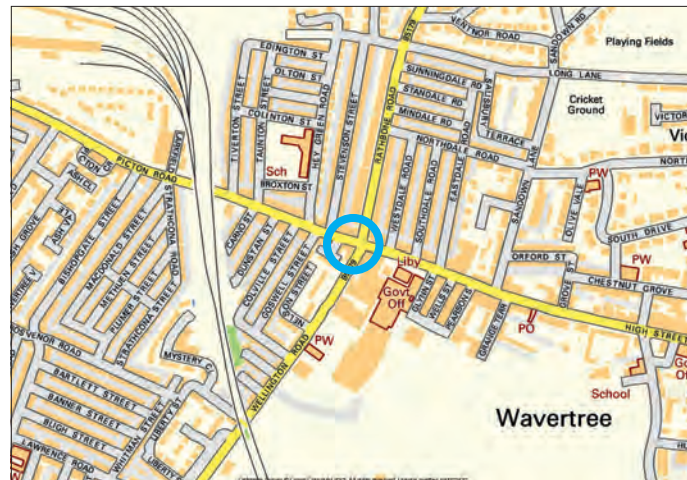


LOT

100

123 Picton Road, Wavertree, Liverpool L15 4LF

*GUIDE PRICE £75,000+



Not to scale. For identification purposes only

- **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 and 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.

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.