

LOT

24

248 East Prescot Road, Liverpool L14 5NG

*GUIDE PRICE £65,000+



Not to scale. For identification purposes only

- **Two storey mixed use property comprising a ground floor retail unit with one bed flat above, accessed via a separate side entrance. Double glazing. Roller shutters.**

Description A two storey mixed use property comprising a ground floor retail unit together with a one bed flat above, accessed via a separate side entrance. The property is in good condition and benefits from double glazing and roller shutters. The shop is fitted out as a Hairdressers and will be sold as seen for continued use or alternatively it could be used for a number of uses, to include conversion to a flat, subject to any consents When the shop and flat are both let the potential rental income is approximately £10,000 per annum.

Situated Fronting East Prescot Road (A57) opposite the new Alder Hey hospital in a busy prominent position close to local amenities. Liverpool city centre is approximately 4 miles away.

Ground Floor Retail Unit Salon, Rear Room

First Floor Flat Hall, Open Plan Lounge/Kitchen, Bedroom, Cloakroom, Bathroom/WC

Outside Yard, WC

EPC Rating C

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