

LOT
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276 Stanley Road, Bootle, Merseyside L20 3ER

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Vacant mixed use property potential income £15,000 per annum**

Description A three storey plus basement mixed use middle terrace property comprising of a ground floor retail unit with basement and lower ground level, together with a 2 bedroomed self-contained flat to the first & Second floor accessed via separate rear entrance. The property is in good condition and benefits from double glazing, secure alarm system and electric heating. The property would be suitable for investment purposes with a potential rental income of approximately £15,000 per annum.

Situated Fronting Stanley Road on a busy main road position in the centre of Bootle Strand Shopping Centre and approximately 4 miles from Liverpool City Centre.

Lower Basement One Large Room.

Basement One Room, Office.

Ground Floor Shop – Main Sales Area, Kitchen, WC, Rear Room.

First Floor Flat – Kitchen, Lounge

Second Floor Stairs to 2 Bedrooms, Bathroom/WC.