



- **A substantial corner property in need of a full upgrade and refurbishment scheme.**

Description A substantial corner property providing a pair of ground floor retail units together with 2 x 1 bed roomed self-contained flats above accessed via separate entrances. The property is in a derelict state of repair, there are no fixtures or fittings and is in need of a full upgrade and refurbishment scheme following which would be suitable for investment purposes. Also included in the sale is an Advertising Hoarding with Primesight producing an income of £500 per annum.



Not to scale. For identification purposes only

Situated Fronting Rice Lane on the corner of Denbigh Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool City Centre.

42 Rice Lane
Shop – Main Sales Area, 2 Rear Rooms, W.C
Flat – Bedroom, Lounge, Kitchen, Shower Room/W.C

44 Rice Lane
Shop – Main Sales Area, Rear Room, W.C
Flat – Bedroom, Lounge, Kitchen, Shower Room/W.C

Outside Shared Yard.

