

LOT
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271 Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £43,000+



Not to scale. For identification purposes only

- **Mid terrace mixed use property comprising a ground floor retail unit with a 1 bedroomed flat. Double glazing (flat). Central heating. Roller shutters.**

Description A vacant middle terraced mixed use property comprising a ground floor retail unit together with a 1 bedroomed flat above accessed via a separate rear entrance. The property benefits from double glazing (flat only), central heating and steel roller shutters. Once fully let the potential rental income would be approximately £8,940 per annum.

Situated Fronting Hawthorne Road on a prominent main road position close by to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Shop – Cafe, Rear Kitchen, WC

First Floor Flat – Kitchen, Shower Room/WC, Bedroom, Lounge

Outside Yard to the rear and access to the flat

EPC Rating C