

LOT
37

93 Rocky Lane, Anfield, Liverpool L6 4BB

*GUIDE PRICE £60,000+



Not to scale. For identification purposes only

- **A mixed use property with separate workshop. Double glazing and central heating. Roller shutters.**

Description A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed self contained flat to the first and second floors, accessed via a separate front entrance. The property also benefits from a separate workshop to the rear of the property. The property benefits from double glazing, central heating and electric roller shutters. The property would be suitable for a number of uses subject to any necessary consents and when fully let the potential rental income is approximately £10,000 per annum.

Situated Fronting Rocky Lane in a popular and well established residential location within close proximity to local amenities, Newsham Park and approximately 2 miles from Liverpool city centre.

Basement Cellar Not inspected.

Ground Floor Shop Main sales area, Rear room, Kitchen, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC with walk-in shower.

Second Floor Two Bedrooms.

Outside Workshop One room, WC. Yard to the rear.

EPC Rating Shop G