



Not to scale. For identification purposes only

- **Development opportunity, currently a ground floor retail unit with two bed flat to the upper floors.**

**Description** A substantial three storey plus basement corner property which is in need of a full upgrade and refurbishment scheme. The property was previously arranged as a ground floor retail unit together with a two bedroomed flat above. The property would be suitable for a number of uses to include residential redevelopment into individual units for rental purposes or possible short term holiday lets to include serviced short term accommodation on an Airbnb basis or booking.com.

**Situated** Fronting Regency Road close to local amenities and within walking distance to Liverpool city centre amenities including shops, bars, restaurants and universities.

**Outside** Rear Yard with potential for parking.

**Note** The property has not been internally inspected.