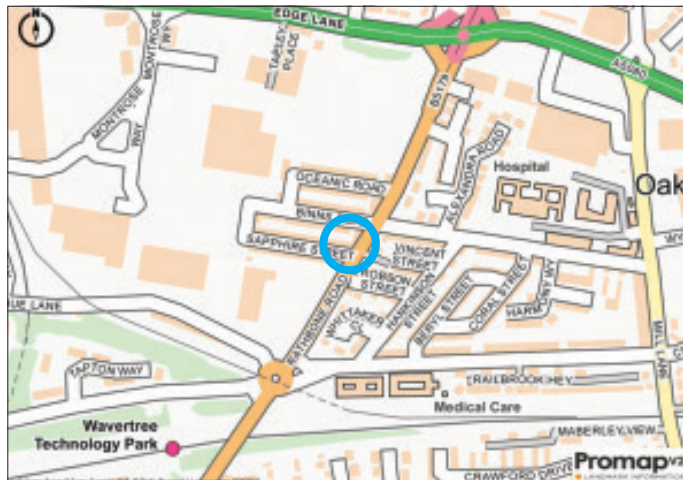


LOT
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177 Rathbone Road, Wavertree, Liverpool. L13 1BA
*GUIDE PRICE £75,000 +



Not to scale. For identification purposes only

- **A vacant commercial property with accomodation above. Double glazing. Electric roller shutters.**

Description A two storey mid terrace property comprising of a ground floor retail unit formerly trading as a Chinese Takeaway, together with accommodation to the first floor. The property benefits from double glazing and electric roller shutters and A5 (Hot food takeaway) Use. Following a scheme of refurbishment works and modernisation the property would be suitable for a number of uses, subject to any relevant consents.

Situated Fronting Rathbone Road close to it's junction with Edge Lane on a busy main road position and in a popular residential location within walking distance to the New Edge Lane Retail Park. It is also close to the M62 Motorway and approximately 3 miles from Liverpool City Centre.

Ground Floor Shop - Main Sales Area, Preparation Room, Kitchen, Store Room, Rear Room.

First Floor Accommodation - Lounge, Bedroom, Shower Room/WC.

Outside Yard to the rear