

LOT
44

70 Regent Road, Bootle, Merseyside L20 8DB

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- **Development opportunity.**

A substantial 3 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 2 bedroomed flat above. A lawful development certificate has been accepted on the building to use as C3 Residential and drawings for proposed accommodation are available (1 x 5 bedroomed flat and 1 x 6 bedroomed flat).

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.

