

LOT
60

70 King Street, Southport, Merseyside PR8 1LG

GUIDE PRICE **£115,000+***

VACANT COMMERCIAL

- Ground floor retail unit together with a 2 bed flat above
- Double glazing, central heating.

A two storey mid terrace property comprising of a good sized ground floor retail unit together with a 2 bedroomed self-contained flat above. The property benefits from central heating and majority double glazing and off road parking for 2 cars. The property has lots of potential and would be suitable for a number of uses, to include its existing use as a shop and flat, or alternatively conversion to provide a ground floor retail unit, together with a further 1/2 bedroomed flat to the ground floor, subject to any consents. If converted to provide 2 flats and a retail unit the potential rental income is approximately £18,000 per annum.

Situated Fronting King Street which in turn is off Eastbank Street (A570) in a popular and well established residential location within walking distance to Southport Town Centre amenities and the Promenade.

Ground Floor Shop – Main sales area, 3 Rear rooms, Kitchen, Utility room, WC.

First Floor Flat – Lounge,

Kitchen/Diner, Shower room/
WC, 2 Bedrooms.

Outside Parking to the front for 2 vehicles., Yard to Rear.

