

LOT
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175 Rathbone Road, Wavertree, Liverpool L13 1BA

GUIDE PRICE **£65,000+***

VACANT COMMERCIAL

- A vacant mixed use property including a ground floor shop and 1 bed flat above • Double glazing.

A two storey mixed use corner property comprising of a ground floor retail unit together with a 1 bedroom self-contained flat to the first floor, accessed via a separate side entrance. The property benefits from electric roller shutters, double glazing and central heating. Following a scheme of refurbishment and modernisation works the property would be suitable for investment purposes. The potential annual rental is approximately £12,000 per annum.

Situated Fronting Rathbone Road on the corner of Sapphire Street within walking distance to Edge Lane Retail Park and approximately 3 miles from Liverpool City Centre.

Ground Floor Shop – Main sales area, 2 Rear Rooms, Kitchen, WC.

First Floor Flat – Open Plan Lounge/Kitchen, Bedroom, Bathroom/WC.

