

LOT  
**33**

70 King Street, Southport, Merseyside PR8 1LG

GUIDE PRICE **£100,000+**\*

VACANT COMMERCIAL

- Ground floor retail unit together with a two bed flat above
- Majority double glazing
- Central heating

A two storey mid terrace property comprising of a good sized ground floor retail unit together with a two bedroomed self-contained flat above. The property benefits from central heating and majority double glazing and off road parking for two 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 one/two bedroomed flat to the ground floor, subject to any consents. If converted to provide two 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, three Rear rooms, Kitchen, Utility room, WC.

**First Floor Flat** Lounge, Kitchen/Diner, Shower room/WC, two Bedrooms.

**Outside** Parking to the front for two vehicles., Yard to Rear.

