

LOT
26

171 Park Road, Toxteth, Liverpool. L8 6SE

GUIDE PRICE **£90,000+***

VACANT COMMERCIAL

- A four storey plus cellar mixed use property
- Central heating • Electric roller shutters • Fire alarm system

A four storey plus cellar middle terrace property comprising of a ground floor retail unit together with 3 floors of accommodation above benefiting from central heating, electric roller shutters and fire alarm system. The shop has previously been used as a Beauty Salon and would be suitable for a number of uses, subject to any consents. The upper floors could be suitable for conversion to provide a generous 4 bed self-contained flat, subject to any necessary consents. Once converted the potential rental income being £7,200 or alternatively if let to 4 individuals at a rental income of £75ppw the potential rental income would be £15,600. When fully let the total income would be approximately £21,000 per annum.

Situated Fronting Park Road (A561) in a popular and well established location within close proximity to all local amenities and approximately 2 miles from Liverpool City Centre.

Cellar Staircase, lighting and metres.

Ground Floor Shop - Main Sales area, associated rear sales area and WC.

First Floor Bathroom/WC, Kitchen and large front room.

Second Floor 2 Rear rooms and front room (currently used as kitchen)



Third Floor 1 Large Room with Velux windows and scenic views to the front.

Outside Yard to Rear with access to rear alley.

