

LOT  
29

51 St. Marys Road, Garston, Liverpool. L19 2NJ

GUIDE PRICE **£180,000+**\*

DEVELOPMENT OPPORTUNITY

- Substantial corner property suitable for a number of uses (STC).

A substantial corner property previously known as 'K P Motor Factors' used a Shop/Trade Counter with an office, workshop and storage along with various rooms to the first floor. The property would be suitable for a number of uses and has the potential to provide 3 separate ground floor retail units together with residential accommodation above subject to gaining the necessary consents.

**Situated** Fronting St Mary's Road on the corner of Wellington Street in a popular and well established location close to local amenities, South Parkway Railway Station, Liverpool John Lennon Airport, Schooling and approximately 4 miles from Liverpool City Centre.

**Ground Floor** 3075 sq.ft.  
(285.72 sq.m)

**First Floor** 1782 sq.ft. (165.52 sq.m)

**Outside** Rear yard with side access.

