

LOT
87

2 Chelwood Avenue, Childwall, Liverpool L16 3NW

GUIDE PRICE **£150,000+***

VACANT COMMERCIAL

- Vacant shop and one bed flat above potential income £18,000 per annum

A two storey property comprising of a ground floor retail unit which was until recently trading as Booze Buster Off Licence, together with a one bedroomed flat above, accessed via a separate rear entrance (via Glenconnor Road). The shop would be suitable for a number of uses, subject to any consents. Following modernisation the property would be suitable for investment purposes with a potential rental income of approximately £18,000 per annum.

Situated Fronting Chelwood Avenue at the junction with Bowring Park Road in a very popular and well established residential location.

Ground Floor Shop – Main Sales Area, Rear Room, Kitchen, WC/ Storeroom

First Floor Flat – Living Room, Kitchen, Bathroom/WC, Bedroom

Outside Access to the flat with parking to the rear

