

LOT
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86 Hawthorne Road/2a Downing Road, Bootle, Merseyside L20 9LX

GUIDE PRICE **£85,000+***

VACANT COMMERCIAL

- A three storey mixed use property
- Double glazing
- Central heating

A three storey corner property comprising a ground floor retail unit together with a three bedroomed flat situated over the first and second floors access via a separate side entrance. The ground floor would be suitable for immediate investment however the flat above does require some refurbishment works following which it would be suitable for investment purposes. The property benefits from double glazing and central heating. When fully let the potential rental income would be in excess of £9,900 per annum.

Situated Fronting Hawthorne Road and on the corner of Downing Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Ground Floor Shop Main Sales area, Rear room, WC.

First Floor Flat Lounge, Kitchen, Bathroom/WC, Bedroom.

Second Floor Two bedrooms.

Outside Yard to Rear.

Note Sutton Kersh have not internally inspected this property and all details have been provided by the vendor.

