



- Substantial freehold four storey plus basement mid terraced property comprising a ground floor retail unit with accommodation above
- A5 licence
- Electric roller shutters

A substantial freehold four storey plus basement mid terraced property comprising a ground floor retail unit together with accommodation to the upper floors which can be accessed via a separate front entrance. The property benefits from an A5 licence and electric roller shutters. The ground floor is currently trading as 'City Fish & Chips' and will be sold with vacant possession and fully equipped, ready for continued use. The property would be suitable for a number of uses to include residential conversion to provide a HMO investment opportunity, subject to obtaining the necessary consents.

Situated Fronting Hardman Street (A5039) in a prominent city centre location between St. Luke's Bombed Out Church and Liverpool Cathedral within walking distance to all local shops, Universities, Everyman Theatre, Royal Liverpool Philharmonic Hall, bars, restaurants, and transport links.

Basement Two Rooms, WC

Ground Floor Chip Shop to include all fittings, Kitchen.

First Floor Two Rooms. Half Landing. WC

Second Floor Two Rooms, Bathroom/WC

Third Floor Two Rooms, Storeroom.

Outside Covered Yard.

