

LOT  
**58**

50 Mersey View, Brighton-le-sands, Liverpool L22 6QB

GUIDE PRICE **£45,000+\***

VACANT COMMERCIAL

- Office accommodation suitable for a number of uses
- Double glazing
- LED lighting
- Electric heating
- Electric roller shutters

A vacant ground floor retail unit which has been converted to provide office accommodation with a kitchen, WC and storage area, suitable for immediate use as an Office. Alternatively the property could be converted to provide a Commercial Unit, subject to any consents. The property benefits from double glazing, LED lighting, electric heating and electric roller shutters. Total Area 400 sq ft. The potential rental income is approximately £6000 per annum. The first floor flat is not included in the sale and has been sold separately on a long lease although the freehold of the building is included.

**Situated** Fronting Mersey View in a popular location close to local amenities and approximately 7 miles from Liverpool city centre.

**Ground Floor** Open Plan Office Space, Kitchenette, WC, Storage Area

