

LOT  
77

148 Picton Road, Wavertree, Liverpool L15 4LJ

GUIDE PRICE **£70,000+\***

VACANT COMMERCIAL

- Mixed use property
- Ground floor retail unit together with two bed flat above
- Double glazing
- Central heating
- Steel roller shutters

A two storey mixed use corner property providing a ground floor retail unit together with a two bed flat above accessed via a separate side entrance. The property benefits from triple glazing, electric roller shutters and is in good condition throughout ready for occupation or investment purposes. When let the potential income being in excess of £9,500 per annum.

**Situation** On the corner of Strathcona Road, fronting Picton Road in a busy and prominent main road position, close to local amenities, schooling and transport links. Approximately 4 miles from Liverpool city centre.

**Ground Floor** Shop main sales area, Rear room, W/C.

**First Floor** Flat (separate side entrance) Hall, Open Plan Kitchen/Lounge, Two Bedrooms, Bathroom/WC

**Outside** Yard to rear.

