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21 Goodison Road, Liverpool L4 4EH

GUIDE PRICE **£70,000+**\*

VACANT COMMERCIAL

### Description

A three storey dormer style middle terraced property comprising a ground floor retail unit together with a two bedroomed self-contained flat to the upper floors. The property benefits from partial double glazing and roller shutters. The ground floor has previously been used as a Takeaway and would be suitable for a number of uses, subject to any consents. Alternatively it could be converted to provide another self-contained flat, subject to any consents. Once refurbished the potential rental income is approximately £12,000 per annum.

### Situated

Fronting Goodison Road in a popular and well established residential location opposite Everton Football Club, close to local amenities and transport links and approximately 3 miles away from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Rear Room, Store Room/WC (not plumbed in).

### First Floor

**Flat** Lounge, Kitchen, Bathroom/WC.

### Second Floor

Two Bedrooms.

### Outside

Yard to the rear.

### Joint Agent

Entwistle Green

