



**Description**

A three storey mixed use premises comprising a ground floor retail unit together with rooms to the first and second floors which are in need of refurbishment. The retail unit is currently let as a clothes shop on a 3 year lease producing a rental income of £7,000 per annum. The upper floors could be converted into flats, subject to gaining the necessary consents. The property benefits from double glazing and roller shutters.

**Situated**

Fronting Prescot Road (the A57) in a busy prominent main road position within close proximity to local amenities, transport links and approximately 4 miles from Liverpool city centre.

**Ground Floor**

Shop Shop Area, Four Further Rooms, WC

**First Floor**

Bathroom/WC, Two Rooms

**Second Floor**

Two Rooms

**Outside**

Yard to the rear.

