

LOT
76

ON BEHALF OF LPA RECEIVERS

28 Canal Street & Land west of Berry Street, Bootle L20 8AH

GUIDE PRICE **£125,000+***

VACANT COMMERCIAL

Description

The property provides a prominent detached two storey Freehold building, which formerly served as a public house together with a plot of land extending to 114m². Internally the accommodation benefits from gas central heating, UPVC double glazing and electric roller security shutters. The property would be suitable for a number of uses, to include residential conversion subject to any necessary planning consents.

Situated

Off Millers Bridge (A5058) in a popular location close to local amenities, Bootle Town Hall and within walking distance to Bootle Oriel Road train station.

Basement

Storage Area

Ground Floor

Two Trade counters, Office, Storage, Kitchen and two WCs
Separate entrance to the first floor

First Floor

Bathroom and Kitchen, Five Rooms Total Net Internal Office
Space: 166.8m² (1,795sq ft)

Outside

Plot of land which is on the west side of Berry Street 114m² (0.028 acres)

Note

Sutton Kersh have not inspected the basement.

