



### Description

A redevelopment opportunity with planning permission to convert to provide six × one bed roomed flats together with outline planning to erect a two bed house to the side (as per the plan). The property comprises a substantial corner property providing a pair of ground floor retail units together with three × one bed roomed self-contained flats above accessed via separate entrances. New windows have been installed and the property has been ripped out ready for conversion to commence. Plans are available for inspection at the auctioneers offices. Once converted the potential rental income when fully let is approximately £40,000 per annum.

### Situated

Fronting Rice Lane on the corner of Denbigh Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.



### 42 Rice Lane

**Shop** Main Sales Area, two Rear Rooms, WC

**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC

**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC

**Outside**  
Shared Yard.

### 44 Rice Lane

**Shop** Main Sales Area, Rear Room, WC

**Flat** Bedroom, Lounge, Kitchen, Shower Room/WC

### EPC Rating

E