

LOT  
**27**

121 Prescot Road, Fairfield, Liverpool L7 0LB

GUIDE PRICE **£200,000+**\*

VACANT COMMERCIAL

### Description

A substantial three-storey corner property comprising a ground floor retail unit together with two × two bedroomed self-contained flats above, accessed via a separate side entrance. The property benefits from double glazing, central heating and electric steel roller shutters. The ground floor has until recently traded as 'Jimmy's Peri Peri & Grill' and benefits from A5 use. Therefore, it would be suitable for continued use as a Hot food takeaway or a number of alternative uses, subject to the necessary consents. The flats are currently vacant and in need of some refurbishment works. When fully let the potential rental income would be approximately £25,000 per annum.

### Situated

Fronting Prescot Road (A57) on the corner of Rufford Road, one of the main arterial routes linking the city centre to the M62 motorway within close proximity to local shopping amenities, Edge Lane and approximately 4 miles from Liverpool city centre.

### Basement

Two Rooms.

### Ground Floor

**Shop** Main Sales area, Prep room, Kitchen, Ladies and Gents WCs. Entrance Hallway.

### First Floor

**Flat A** Hall, two bedrooms, Lounge, Kitchen, Bathroom/WC.

### Second Floor

**Flat B** Hall, Lounge, Kitchen, two bedrooms, Bathroom/WC.

### Outside

Forecourt to the side.

