

LOT

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158 Prescot Road/1 Holland Street, Fairfield, Liverpool L7 0JD

GUIDE PRICE **£175,000+**\*

MIXED USE

### Description

A vacant three storey plus basement end of terrace mixed use premises comprising ground floor retail unit with residential accommodation to the first and second floors. The property benefits from double glazing, central heating, electric roller shutters and new roof. The upper two floors have potential to be converted into two flats subject to gaining the necessary consents. Once reconfigured the potential rental income would be approximately £25,000.00 per annum.

### Situated

Fronting Prescot Road no the corner of Holland Street in a popular and well established location, close to local amenities and approximately 3 miles from Liverpool city centre.

### Basement

Not Inspected

### Second Floor

Four bedrooms

### Ground Floor

**Retail Unit** Main Room, Further Room, Office, WC, and Kitchenette.

### EPC Rating

TBC

### First Floor

Hall, Living Room, Kitchen, Bathroom/WC, Shower Room/WC, Bedroom.

