

LOT

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362 Marsh Lane, Bootle, Merseyside L20 9BX

GUIDE PRICE **£80,000+**\*

VACANT COMMERCIAL

**Description**

A three storey property benefitting from majority double glazing, central heating and electric roller shutters. The property was previously used as offices and is ready for immediate use or alternatively it would be suitable for a number of uses to include a ground floor retail unit together with self-contained flats above or three self-contained flats, subject to any consents. There is currently a tenant working in the property and they will vacate at the end of December.

**Situated**

Fronting Marsh Lane at the junction with Hawthorne Road and Aintree Road close to local amenities, schooling and transport links. The property is approximately 4 miles from Liverpool city centre.

**Basement**

Not Inspected

**Second Floor**

Three office rooms above

**Ground Floor**

**Shop** Office/Reception Area, two Rear Office Rooms, Kitchen, Meeting Room

**Outside**

Yard to rear

**EPC Rating**

TBC

**First Floor**

Bathroom/WC, Kitchen/Diner, One Large Office

