

LOT
99

45–45a Lawrence Road and 2 Cretan Road, Liverpool L15 0EE

GUIDE PRICE **£145,000+***

VACANT COMMERCIAL

Description

A substantial three-storey mixed-use corner property comprising two ground floor retail units together with accommodation to the first and second floors accessed via a separate side entrance benefiting from double glazing. The property is in a state of disrepair and following a full upgrade and refurbishment scheme it would be suitable for re-sale or investment purposes. There is potential to convert the upper floors into 3 self-contained flats subject to obtaining the necessary planning consents.

Situated

Fronting Lawrence Road on the corner of Cretan Road in a popular and well-established location close to local amenities, schooling, transport links and less than 3 miles from Liverpool city centre.

Basement

Not Inspected

Outside

Yard to Rear.

Ground Floor

Each retail unit comprises: Main Sales area, Rear room, Kitchen, WC (no fittings)

EPC Rating

TBC

First Floor

Three Rooms, Bathroom/WC.

Council Tax Band

45a Lawrence Road A.
2 Cretan Road A

Second Floor

Three further rooms.

