

LOT  
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28 Gateacre Brow, Gateacre, Liverpool L25 3PB

GUIDE PRICE **£185,000+**\*

VACANT COMMERCIAL

### Description

A two-storey freehold property dating from circa 1897. The property comprises a good sized ground floor retail unit with a conservatory, together with a room above benefiting from most of its original features. The property also benefits from central heating and a large rear garden. The property would be suitable for a number of uses to include a restaurant or bar or alternatively residential conversion, subject to obtaining the necessary planning consents. Viewing is highly recommended to appreciate the size and potential this property has to offer.

### Situated

Fronting Gateacre Brow in a sought after location within Gateacre Village and within walking distance to Woolton Village, a hub of restaurants and independent traders. The surrounding area is predominately residential in character and is a designated conversation area. Liverpool city centre is approximately 6.2 miles away.

### Ground Floor

**Shop** Good sized Main Sales area, Conservatory

### EPC Rating

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### First Floor

One large room, Kitchen, WC

### Outside

Large Rear Garden

