

On behalf of LPA Receivers

LOT  
**22**

## 116 Linacre Road, Liverpool L21 8JT

VACANT COMMERCIAL

Guide price **£20,000+**



Not to scale. For identification purposes only

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**The property comprises of a ground floor retail shop within a three storey mid terrace building. The property is in a shell state and would be suitable for investment following refurbishment. The property benefits from steel roller shutters and an alarm system. The upper floors are not included.**

### Situated

Fronting Linacre Road within the Litherland area of Merseyside. The immediate surrounding area consists of residential terraced

style housing and mixed use commercial/residential premises.

### Ground Floor

Retail Sales	45m <sup>2</sup> (484sq ft)
Rear Storage	23m <sup>2</sup> (251sq ft)
Total Ground Floor Area	68m <sup>2</sup> (735sq ft)