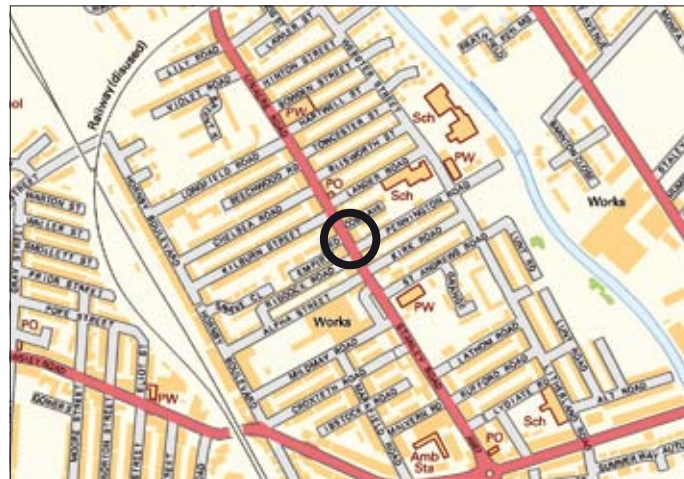


LOT
31

179 Linacre Road, Liverpool L21 8JS

VACANT COMMERCIAL

Guide price **£50,000+**



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Not to scale. For identification purposes only

A two storey mixed use property comprising a ground floor retail unit together with a one-bedroomed flat above. The shop is vacant and would be suitable for a number of uses subject to the necessary consents. The flat is currently let by way of an Assured Shorthold Tenancy at a rental of £4,080 per annum. The potential annual rental income when fully let being in excess of £9,000.

Situated

Fronting Linacre Road on a busy main road position approximately 5 miles from Liverpool city centre.

Ground Floor

Main Sales Area, Rear Room, Kitchen, WC.

First Floor

Flat Hall, Bathroom/WC, Lounge, Kitchen.

Second Floor

Bedroom.

Outside

Yard to the Rear.