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**33**

# 167 Westminster Road, Liverpool L4 4LR

## VACANT COMMERCIAL

Guide price **£50,000+**



Not to scale. For identification purposes only

**A three storey middle terraced mixed use property comprising a ground floor retail unit together with a two bedroomed flat above. The property benefits from double glazing and central heating. The shop is currently let and trading as a sunbed shop and will be sold with vacant possession. The sale will include all fixtures, fittings and sunbeds. The flat is suitable for immediate letting. The potential annual rental income when fully let being in excess of £7,000.**

### **Situated**

Fronting Westminster Road in an established residential location approximately 2 miles from Liverpool city centre.

### **Ground Floor**

Shop Reception Area, three Sunbed Cubicles, WC.

### **First Floor**

Flat Hall, Lounge, Kitchen, Bathroom/WC.

### **Second Floor**

Two Bedrooms.

### **Outside**

Yard to the Rear.