

LOT
67

91 Rocky Lane, Liverpool L6 4BB

VACANT COMMERCIAL

Guide price **£50,000–£60,000**



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A vacant ground floor shop together with self-contained first and second floor 3 bedroomed self-contained flat above via a separate entrance. The property has been refurbished including a new shop front and new kitchen and bathroom to the upper floors. The living accommodation benefits from central heating and double glazing. When fully let the potential annual rental income being in excess of £8500.00.

Situated

The property is situated fronting Rocky Lane one of the main arterial route to and from Liverpool City

Centre in the block between Scorton Street and Morecombe Street and forming part of neighbourhood shopping parade.

Not to scale. For identification purposes only

Basement
Basement storage, W.C.

Ground Floor
Shop – main sales area 4.3 x 11.17
Less (1.11 x 5.12)

Part Ground Floor
Shower room/W.C. First Floor –
Living Room, Bedroom, Kitchen.

Second Floor
2 Bedrooms, Bathroom/W.C.

Outside
Rear yard.