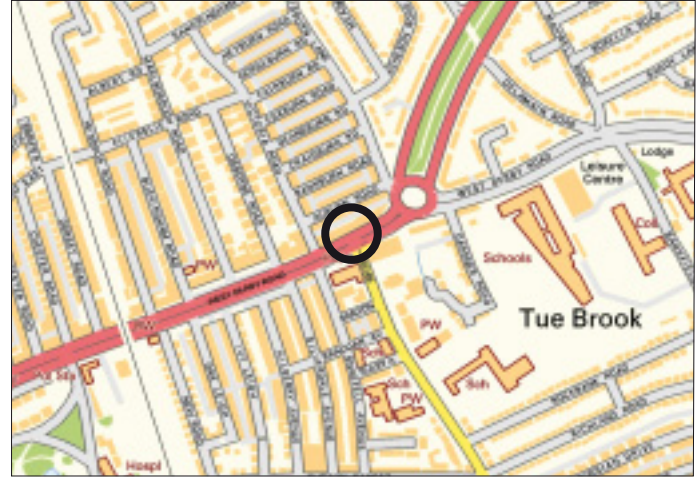


LOT  
**21**

## 635 West Derby Road, Liverpool L13 8AG

### VACANT COMMERCIAL

Guide price **£50,000 +**



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Not to scale. For identification purposes only

**A vacant three storey mixed use middle terrace property comprising of ground floor retail unit together with a 2 bedroomed flat above. The ground floor retail unit was previously used for the purposes of a Butchers and has been fitted for this purpose. The upper floors can be accessed via an internal staircase or a separate entrance to the rear. The property would be suitable for a variety of uses subject to the necessary consents.**

#### **Situated**

Fronting West Derby Road close to its junction with Green Lane and

Muirhead Avenue approximately 4 miles from Liverpool city centre.

#### **Ground Floor**

Shop, Preparation Room with Large Walk in Freezer, Kitchen – 54.2m<sup>2</sup> (583 sq.ft)

#### **First Floor**

Hall, Lounge, Kitchen, Bathroom, Dining Room.

#### **Second Floor**

2 Rooms.

#### **Outside**

Yard to the Rear.