

LOT  
**102**

**121-123 Oakfield Road, Liverpool L4 0UE**  
VACANT MIXED USE

Guide Price **£70,000+**



**A vacant three storey mixed use property comprising two interconnecting ground floor retail units together with two two-bed flats above. Following modernisation the property would be suitable for investment purposes. We are advised by the vendor that the shops benefit from a current off-licence, electric roller shutters, modern aluminium shop front and a fully shelved/screened/countered and refrigerated having had a modern refit just 4 years ago. Separate three phase electrical supply (Currently disconnected). The flats benefit from modern fitted Kitchens, separate electric supplies (currently connected), all windows have been replaced with modern UPVC double glazed units. Bathrooms are equipped with modern 3 piece suites. Modern electrical circuits with RCD protected consumer units**

#### **Situated**

Fronting Oakfield Road (A5089) within a main shopping parade approximately 2 miles from Liverpool city centre.

#### **Ground Floor**

**Shops** Main Sales Area, Rear Room, WC

#### **First Floor**

**Flat** Lounge, Kitchen, Bathroom, two Bedrooms.

#### **Second Floor**

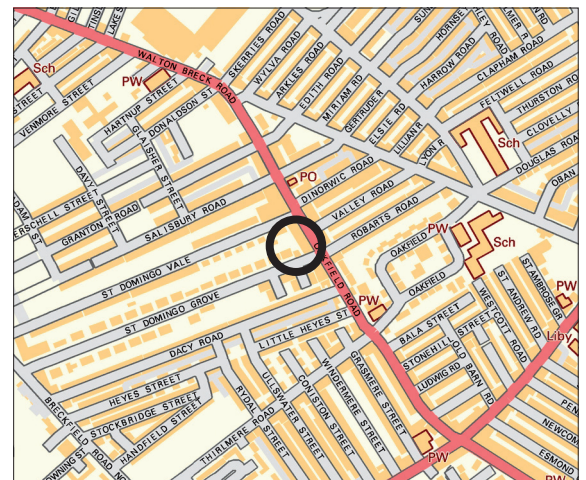
**Flat** Lounge, Kitchen, Bathroom, two Bedrooms.

#### **Outside**

Yard to the rear.

#### **EPC Rating**

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Not to scale. For identification purposes only

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