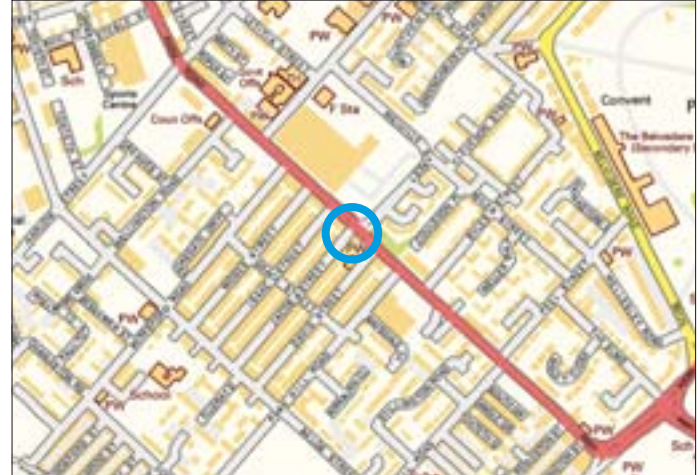


LOT
35

274 Park Road, Toxteth, Liverpool L8 4UE COMMERCIAL INVESTMENT

GUIDE PRICE £75,000 +



Not to scale. For identification purposes only

A three storey end of terrace property comprising of a ground floor retail unit together with 2 floors of accommodation above accessed via a separate entrance. The ground floor is currently let by way of an Informal basis at a rental of £5,280 per annum. The ground floor benefits from electric steel roller shutters. The upper floors are vacant and are in need of repair and modernisation and would possibly be suited for flat conversion subject to any necessary planning consents.

Situated Fronting Park Road on the corner of Issac Street in an established location opposite the new Tesco's and approximately 2 miles from Liverpool City Centre.

Ground Floor Shop - Main sales area, rear room, kitchen, WC

First Floor
3 Rooms, bathroom/WC

Second Floor
3 Rooms

Outside
Rear yard / Parking.