

LOT

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83-85 Moss Lane, Orrell Park, Liverpool L9 8AE

VACANT COMMERCIAL

GUIDE PRICE £60,000 - £70,000



A vacant middle terraced double fronted mixed use property, comprising a ground floor retail unit together with living accommodation on the upper floors. The first and second floors are in need of complete upgrade and refurbishment scheme. The property would be suitable for a number of uses, and possible flat conversion to the upper floors, subject to any necessary planning consents. We are advised that the whole property is let to Blockbuster Entertainment Ltd ( in administration ) until 15th February 2015. The owner may terminate this lease at any time prior to 15th February 2015 without penalty". The property benefits from electric steel roller shutters and an alarm.



Not to scale. For identification purposes only

**Situated** The property fronts Moss Lane within a neighbourhood shopping parade in the block between Hanford Avenue and Lilford Avenue, close to Orrell Park Railway station and approximately 4 miles North of Liverpool City Centre.

#### Ground Floor

Sales area 74.4sqm (801sqft) Office  
8.12sqm (87sqft) Store 1 14sqm  
(151 sqft) Store 2 13.9sqm (150sqft)

#### First Floor

8 Rooms.

#### Second Floor

4 Rooms.

#### Outside

Rear yard.