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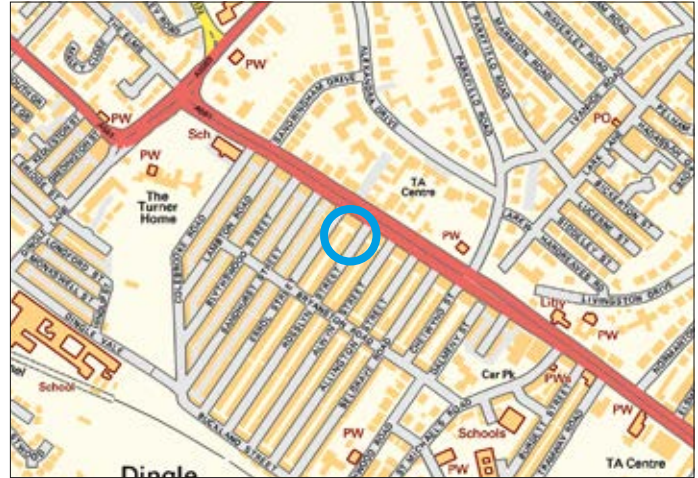
# 106 Aigburth Road, Aigburth, Liverpool L17 7BP

## VACANT COMMERCIAL

\*GUIDE PRICE £100,000+



A three storey middle terraced mixed use property comprising a ground retail unit together with a five-/six-bedroomed flat above. The ground floor would be suitable for a number of uses, subject to the relevant consents and benefits from double glazing and electric steel roller shutters. To the upper floors via a separate entrance there is a five-/six-bedroomed self-contained flat which would be suitable for student investment purposes or occupation following refurbishment. The property benefits from a new roof and partial double glazing.



Not to scale. For identification purposes only

**Situated** Fronting Aigburth Road in an established residential location and on a busy main road position within walking distance to Lark Lane and Sefton Park and approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Kitchen, Shower Room/WC.

**First Floor**  
Hall, Living Room, Dining Room, Kitchen, Bathroom/WC.

**Second Floor**  
Three Bedrooms.

**Loft**  
Two Further Rooms.

**Outside**  
Yard to the rear.