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**35**

# 16 Hawthorne Road, Bootle, Merseyside L20 2DN

VACANT RESIDENTIAL

**\*GUIDE PRICE £30,000+**



Not to scale. For identification purposes only

A three storey mixed use property comprising a ground floor retail/office unit together with two one-bedroomed self-contained flats above. The shop benefits from electric steel roller shutters and benefits from planning permission to convert to provide a further one bedroomed flat. Alternatively it would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from double glazing. When fully let the potential annual income being in excess of £10,000.

**Situated** Fronting Hawthorne Road on a busy main road position in an established location approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main sales area, Rear room, WC

**First Floor Flat A** Lounge, Kitchen, Bedroom, Bathroom/WC, Stairs to Bedroom.

**Second Floor Flat B** Hall, Lounge, Kitchen, Shower room/WC, Bedroom.

**Outside** Yard to the rear.

**Planning Ref** DC/2014/00212