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97 Marsh Lane, Bootle, Merseyside L20 4JB

COMMERCIAL INVESTMENT

***GUIDE PRICE £35,000–£40,000**



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The property comprises a three storey mid terrace consisting of a ground floor shop together with a two bed roomed flat arranged over first and second floors. The flat benefits from central heating and is currently let by way of a 6 month Assured Shorthold Tenancy at a rental of £4,784. The ground floor would be suitable for a number of uses, subject to any relevant planning consents.

Not to scale. For identification purposes only

Situated The property is situated on Marsh Lane within a parade of similar shops and approximately 3 miles from Liverpool city centre.

Ground Floor
Shop Unit.

First Floor
Living Room/Dining Room, Kitchen.

Second Floor
Two Bedrooms and Bathroom/WC.

Outside
Rear Yard.