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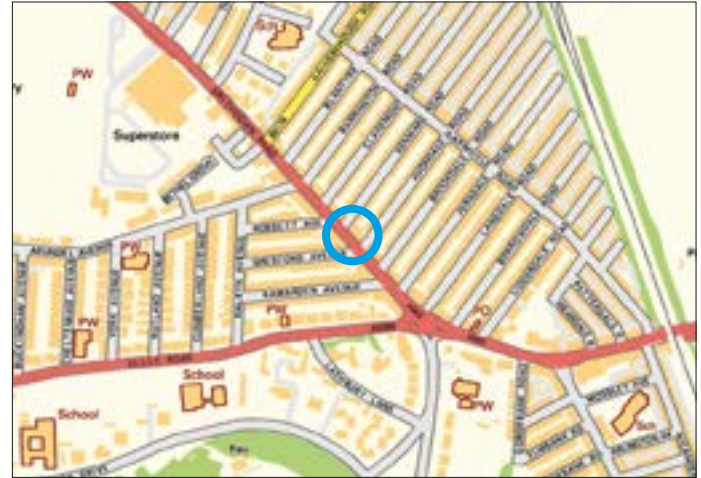
# 385 Smithdown Road, Liverpool L15 3JJ

## VACANT COMMERCIAL

\*GUIDE PRICE £110,000+



A vacant three storey middle terraced property providing a ground floor retail unit together with living accommodation above. The property benefits from double glazing and central heating.



Not to scale. For identification purposes only

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**Situated** Occupying a prominent frontage to Smithdown Road close to the junction with Kenmare Road in a busy parade of shops and trading location approximately 4 miles from Liverpool city centre.

### Ground Floor

**Sales Shop** 39.10m<sup>2</sup> (420.88sq ft)

**Store room** 7.70m<sup>2</sup> (82.88sq ft)

### First Floor

Rear fire escape access to the living accommodation Lounge, Kitchen with fitted units and built in hob, Bathroom/WC

### Second Floor

Two double Bedrooms.

### Outside

Covered rear yard area.