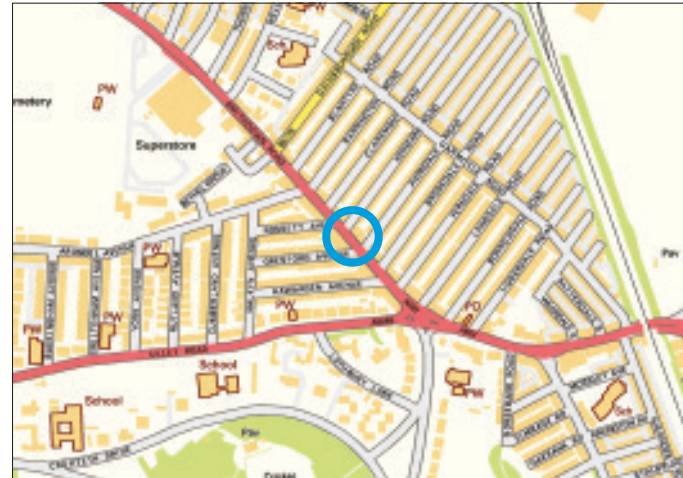


LOT

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385 Smithdown Road, Liverpool L15 3JJ

\*GUIDE PRICE £100,000 +



Not to scale. For identification purposes only

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## VACANT SHOP WITH LIVING ACCOMMODATION ABOVE BENEFITTING FROM DOUBLE GLAZING AND CENTRAL HEATING.

**Description** 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. The property was previously used as a Newsagents and would be suitable for a number of uses, subject to any relevant planning consents.

**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** - 39.10 sqm (420.88 sqft) Store room - 7.70 sqm (82.88 sqft)

### First Floor

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

### Second Floor

Two double Bedrooms.

### Outside

Covered rear yard area.