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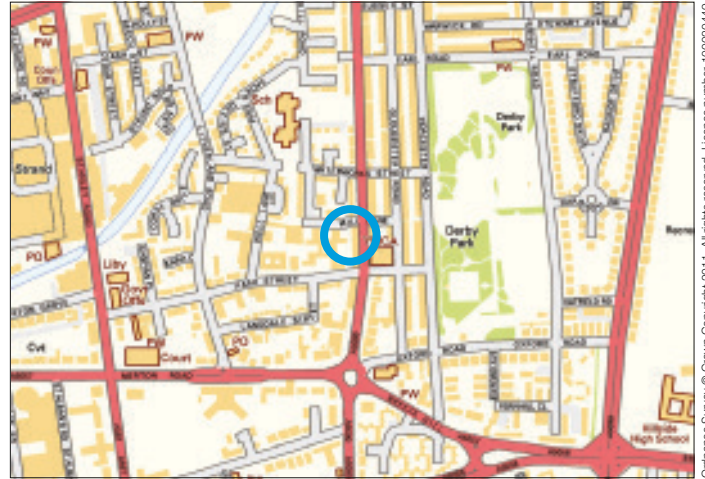
295 Hawthorne Road, Bootle, Merseyside L20 3AP

*GUIDE PRICE £50,000 - £60,000



MIXED USE PROPERTY COMPRISING GROUND FLOOR SHOP AND TWO X ONE BEDROOM FLATS BENEFITING FROM DOUBLE GLAZING AND CENTRAL HEATING.

Description A three storey mixed use end of terrace property comprising of a ground floor retail unit together with 2 x 1 bedroom flats above access via a separate front entrance. The flats have recently been refurbished and benefit from double glazing and central heating. The Retail Unit would be suitable for a number of uses, subject to any necessary consents. When fully let the potential annual rental income is excess of £12,000.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road close to Balliol Road East in a popular and established location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor
Shop - Main sales area, Kitchen, WC.

First Floor
Flat 1 - Open Plan Lounge/ Kitchen, Bedroom, Shower Room/W.C.

Second Floor
Flat 2 - Open Plan Lounge/ Kitchen, Bedroom, Shower Room/W.C.

Outside
yard to the rear.