



- **Mixed commercial and residential redevelopment opportunity**
- **Former retail units and potential flats**

**Description** Mixed commercial and residential redevelopment opportunity incorporating three interconnecting former retail units plus partially converted upper parts with potential for residential. The property benefits from central heating and UVPC double glazing. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** The property occupies a prominent site with a frontage to County Road and to the corner of Lenthall Street in a busy trading location serving the surrounding residential area. The property lies approximately 3 miles north of Liverpool city centre.

**Ground Floor** Three interconnecting former retail units (not internally inspected)

**First Floor** Two potential flats subject to gaining the necessary consents. **Flat 1** Living Room/Kitchen, Shower Room/WC and Wash Basin, Double Bedroom **Flat 2** Living Room, Kitchen, Large Bedroom, Bathroom/WC Landing with four toilets and kitchen, central heating boiler.

**Second Floor** Six large rooms with potential for conversion into residential use, subject to gaining the necessary consents.

**Note** Prospective bidders must make their own enquiries with regards to town planning to Liverpool City Council Tel: 0151 225 5530

