

LOT

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# 295 Hawthorne Road, Bootle, Merseyside L20 3AP

\*GUIDE PRICE £50,000+



- **Mixed use property**
- **Ground floor shop and two x 1 bed flats**
- **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 in excess of £12,000.00.



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.