

LOT

44

385 Smithdown Road, Liverpool L15 3JJ

\*GUIDE PRICE £90,000+



- **Vacant shop with living accommodation above benefitting from double glazing and central heating.**

**Description** A vacant three storey middle terraced property plus basement 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.

#### Lower Ground Floor

Basement

#### 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/WC

**Second Floor** Two double Bedrooms.

**Outside** Covered rear yard area.