

# 617 Smithdown Road, Liverpool L15 5AG

\*GUIDE PRICE £140,000+



Not to scale. For identification purposes only

- **A three storey middle terrace mixed use property. Benefits from electric steel roller shutters and A5 hot food takeaway consent.**

**Description** A three storey middle terrace mixed use property comprising a ground floor retail unit together with a three bedroomed flat above accessed via a separate rear entrance. The property benefits from electric steel roller shutters and A5 Hot Food Takeaway Consent. Following a full upgrade and refurbishment scheme the property would be suitable for a number of uses, subject to any necessary planning consents.

**Situated** Fronting Smithdown Road at its junction with Church Road and Penny Lane in a popular and well established residential location, within walking distance to Allerton Road and approximately 4 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area/Preparation Room, Storage, WC

Total area: 51.56 sq m (555 sq ft)

**First Floor Flat** Hall, Lounge, Kitchen, Bedroom, Bathroom/ WC

**Second Floor** Two Bedrooms

**Outside** Yard to rear, access to flat

**EPC Rating** D