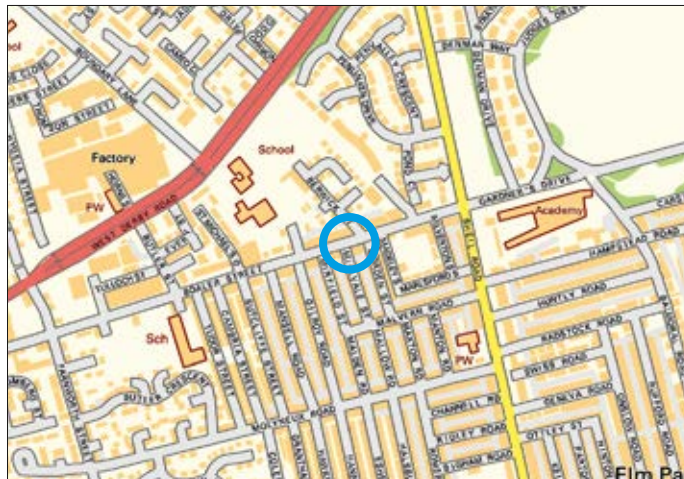


LOT

25

237 Boaler Street, Liverpool L6 9DH

\*GUIDE PRICE £50,000+



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Not to scale. For identification purposes only

- **A two storey corner property comprising a ground floor retail unit together with two studio flats above.**

**Description** A two storey corner property comprising a ground floor retail unit together with two studio flats above. The property is in need of a full refurbishment and upgrade. The property would be suitable for a number of uses, to include a HMO Investment or conversion to flats, subject to any necessary planning consents.

**Situated** Fronting Boaler Street on the corner of Berwick Street in a popular and well established residential location within easy reach of local amenities, Newsham Park, Kensington amenities and approximately 3 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales area, Rear room. Garage/1 Room.

**First Floor**

**Flat 1** Open plan Lounge/Bedroom, Kitchen.

**Flat 2** Open plan Lounge/Bedroom, Kitchen. Shared Bathroom/WC

**Outside** Garage/1 Room, Yard to the rear.