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# 113 South Road, Waterloo, Liverpool L22 0LT

\*GUIDE PRICE £85,000+



- **Three storey mixed use terrace property comprising a ground floor retail unit and accommodation to the first and second floors**

**Description** A three storey mixed use property comprising a ground floor retail unit together with accommodation to the first and second floors. The property benefits from electric steel roller shutters to the ground floor. The property benefits from planning permission to provide a ground floor retail unit together with three self-contained flats above. Plans are available for inspection at the auctioneer's offices. Planning Reference No: S/2011/0694.



Not to scale. For identification purposes only

**Situated** Fronting South Road in the centre of Waterloo in a popular residential area approximately 1 mile north of Crosby town centre and 4 miles north of Liverpool city centre.

**Ground Floor** Main Sales Area, Rear room, Kitchen

**First Floor** Hall, Kitchen, WC, Two Rooms

**Second Floor** Two Rooms

**Outside** Yard to Rear

**EPC Rating** D

**Note** Planning permission should have expired but as the vendor has started work building regs have been approved.