

LOT

48

56 St. Marys Road, Garston, Liverpool L19 2JD

\*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

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- **A mixed use property. Double glazing. Central heating.**

**Description** A two storey mixed use middle terraced property comprising of a ground floor retail unit together with a two bedroomed self-contained flat above. The shop is vacant and would be suitable for a number of uses, subject to any relevant planning consents. The flat is accessed via its own separate entrance to the rear of the property. The property benefits from electric steel roller shutters, double glazing and central heating. The potential rental income when fully let being in excess of £9,000 per annum.

**Situated** Fronted St Marys Road in an established location forming part of Garston Village.

**Outside** Yard to the rear. Access to the flat.

**Ground Floor Shop** Main Sales Area, Office, Rear Room, Kitchen, WC

**First Floor** Open Plan Lounge/ Kitchen, two Bedrooms, Bathroom/WC