



- **Mixed use property suffering smoke and fire damage.**

Description A substantial three storey corner property comprising of a ground floor retail unit together with accommodation to the first and second floors accessed via a separate side entrance. The property has suffered from fire and smoke damage throughout. Once upgraded the property would be suitable for a number of uses, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Fronting Picton Road on the corner of Westdale Road in a popular location within close proximity to local amenities, Picton Road Sports Centre and approximately 3 miles from Liverpool city centre.

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

First Floor Two Rooms, Kitchen, Bathroom

Second Floor Two Rooms.

Outside Yard to the rear.