

LOT

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432 Prescot Road, Old Swan, Liverpool L13 3DA

\*GUIDE PRICE £80,000–£90,000



- **Mixed use property, double glazing, central heating.**  
**Potential rent £15,000 per annum.**

**Description** A three storey middle terraced mixed use property comprising a ground floor retail unit together with a three bedroomed flat above on the first and second floor accessed via a separate front entrance. The property is in good condition throughout and would be suitable for a number of uses, subject to any relevant planning consents. The property was previously used as a Hot Food Takeaway and benefits from A5 use, double glazing, central heating. When fully let the potential rental income being in excess of £15,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Prescot Road at its junction with Green Lane in a popular and well established residential location within close proximity to Old Swan amenities and approximately 4 miles from Liverpool city centre.

**Ground Floor Shop** Main sales area, preparation room/kitchen, WC.

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

**Situated** Two further bedrooms.

**Outside** Yard to the rear