

LOT  
**25**

# 88/88a Linacre Lane, Bootle, Merseyside L20 6AH

\*GUIDE PRICE £30,000–£35,000



- **Two separate ground floor lock up retail units. Electric roller shutters. Double glazing.**

**Description** Two separate ground floor lock up retail units benefiting from electric roller shutters and double glazing. One of the units is currently vacant and previously traded as a Cafe and one is currently being used as a Hairdressing however will be sold with vacant possession. Alternatively, the property could be put back to provide one good sized retail unit, subject to any necessary consents. The potential rental income when both let is in excess of £8,000 per annum.



Not to scale. For identification purposes only

**Situated** Fronting Linacre Lane in a parade of similar units and in a popular and well established location within close proximity to local amenities and approximately 4 miles from Liverpool city centre.

### **88 Linacre Lane**

**Hairdressers** Main Salon Area, Kitchen, WC.

### **88a Linacre Lane**

**Former Cafe** Main Cafe Area, Kitchen, WC.

**Outside** Shared Yard to the rear.