



- **Three storey mid terrace comprising a ground floor retail unit with self contained offices above. Double glazing. Central heating. Electric steel roller shutters. Security alarm. shared front entrance. Suitable for a number of uses subject to gaining the necessary consents.**

**Description** A three storey middle terrace property comprising a ground floor retail unit with self contained offices above. Suitable for a number of uses including conversion of the upstairs to provide a two/three bed self contained flat, subject to any necessary consents. The property benefits from double glazing, central heating, electric steel roller shutters, a security alarm and a shared front entrance.



Not to scale. For identification purposes only

**Situated** Fronting Picton Road in a popular and well established location within close proximity to local amenities, schooling and transport links, approximately 4 miles into Liverpool city centre.

**Ground Floor Shop** Main Sales area, two Rear rooms, Kitchen, WC

**First Floor** Front office, Rear room, WC, Kitchen.

**Second Floor** Two Rooms.

**Outside** Yard to the rear.

**EPC Rating Shop D Flat D**