

LOT

54

221–223 Knowsley Road, Bootle, Merseyside L20 4NU

*GUIDE PRICE £50,000–£60,000



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Not to scale. For identification purposes only

- **End terrace commercial property, 10 self-contained offices with kitchen and toilet facilities.**

Description A two storey end terraced commercial property providing 10 self-contained offices with kitchen and toilet facilities. The property benefits from a prominent window display frontage, secure electric roller shutters, central heating and it is fully carpeted. Total net area is approx 1321sq ft. The property would be suitable for a number of uses subject to any necessary consents and could be let to two tenants having two separate entrances.

Situated Fronting Knowsley Road in a popular and well established residential location within close proximity to local amenities and approximately 3.5 miles from Liverpool city centre.

Ground Floor Main Entrance Hallway, five Offices, Kitchen, Disabled WC

First Floor Left hand side Two Offices, Kitchen, WC.

Right Hand Side Three Offices, Kitchen, WC.

Outside Covered Yard