

LOT
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50 Hawthorne Road, Bootle, Merseyside L20 2DW

*GUIDE PRICE £35,000–£40,000



- **Commercial investment producing £5,700 per annum. Double glazing. Roller shutters.**

Description A three storey end of terrace property comprising a ground floor retail unit currently used as a Beauty Salon together with treatment rooms to the first floor. The property produces a rental income of £5,700 per annum. The property is well presented and benefits from double glazing and steel roller shutters. The second floor has not been used and is in need of repair and modernisation. The property could continue as existing or there is potential for possible conversion to residential, subject to any necessary planning consents.



Not to scale. For identification purposes only

Situated Fronting Hawthorne Road on the corner of Bedford Road in a popular and well established location within close proximity to local amenities.

Ground Floor Main sales area, WC.

First Floor Two Beauty Treatment Rooms, Kitchen.

Second Floor Derelict

Note Business trades Wednesday through Saturday.

EPC Rating D