

LOT

102

202 Stanley Road, Bootle, Merseyside L20 3EP

*GUIDE PRICE £225,000-£250,000



- **Commercial property. Double glazing. Central heating. Air conditioning. Secure gated parking.**

Description A substantial freehold double fronted semi detached property arranged over three floors plus basement. The property benefits from double glazing, central heating, air conditioning, plus secure gated car parking to the rear for several cars. Once let the property has a potential annual income of £55,000.

Situated Fronting Stanley Road at its junction with Merton Road within Bootle's busy shopping parade and overlooks the Bootle New Strand shopping centre. Liverpool city centre is approximately 1 mile away.

Basement Four Offices, Kitchen, Ladies WC, Store Room

Ground Floor Main Entrance Hallway, Reception Area, three Offices, Storeroom

First Floor Gents WC, five Offices

Second Floor Two Store Rooms, three Offices

Outside Yard with secure gated car parking for several cars.



Not to scale. For identification purposes only



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