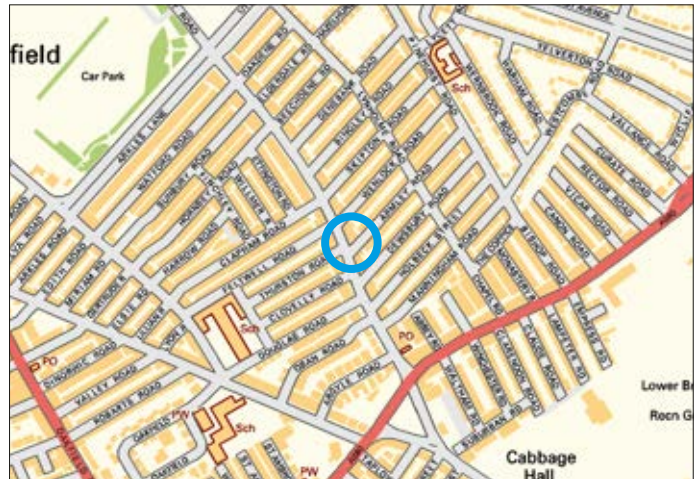


LOT

64

66 Priory Road, Liverpool L4 2RZ

\*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Three storey mixed use mid terrace comprising a retail unit with a two bedroomed flat above. Electric roller shutters. Double glazing.**

**Description** A three storey mixed use mid terrace property comprising a ground floor retail unit together with a two bedroomed flat above situated over the first and second floors. The property benefits from electric roller shutters and double glazing. Works have commenced to provide a separate front entrance for the flat above however finishing works are required. When finished the property would be suitable for investment purposes with a potential income of in excess of £10,000 per annum.

**Situated** Fronting Priory Road within close proximity to local amenities, Liverpool and Everton Football Club, within walking distance to Stanley Park and approximately 2.5 miles from Liverpool city centre.

**Ground Floor Shop** Main Sales Area, Rear Room, Kitchen, WC

**First Floor Flat** Bathroom/WC, Kitchen, Lounge

**Second Floor** Two Bedrooms

**Outside** Yard to Rear.