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# 149 Picton Road, Wavertree, Liverpool L15 4LG

\*GUIDE PRICE £50,000+



Not to scale. For identification purposes only

- **Three storey mixed use property comprising of a ground floor retail unit and two further floors.**

**Description** A three storey mid terraced property comprising of a ground floor retail unit together with 6 rooms above situated over the first and second floor. The first and second floor are not in use and are in need of repair and modernisation. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situation** Fronting Picton Road close to its junction with Westdale Road in a busy main road position within close proximity to local amenities, Schooling and transport links and approximately 4 miles into Liverpool City Centre.

**Ground Floor** Main Sales Area, Rear room with Kitchen, W.C

**First Floor** 4 Rooms

**Second Floor** 2 Rooms

**Outside** Yard to Rear.