



- **Mixed use investment property. Roller shutters. Double glazing. Central heating**

Description The property comprises a three storey end terrace building providing a ground floor retail unit together with 2 x 2 bedroomed flats to the upper floors which are accessed via a separate side entrance on Morecambe Street. The property benefits from UPVC double glazed windows and roller shutters. We understand that the property is connected to mains services to include gas, electricity, water and drainage, but none have been tested. The property is in need of complete refurbishment and may also require partial reconstruction of the gable wall due to historic structural movement.

Situated The subject property is located fronting Rocky Lane at its junction with Morecambe Street within the inner city suburb of West Derby, approximately 3 miles from the City Centre. Rocky Lane forms part of the A5049 which is a dual carriage way providing access to Liverpool City Centre to the west and the (A5080) Queens Drive ring road to the east. The surrounding properties are predominantly traditional shops with residential accommodation above, whilst the surrounding streets and the opposite side of Rocky Lane are predominantly residential in nature. Rocky Lane has a predominantly local trader profile, with some national multiples.

Ground Floor Shop
57.55m² (619 sq ft)

First Floor Flat 1
Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Bathroom/W.C.
51.48m² (554sq ft)

Second Floor Flat 2 Hall, Lounge, Dining room, Kitchen, 2 Bedrooms, Bathroom/W.C.
43.37m² (467sq ft)



Not to scale. For identification purposes only

Outside Rear yard.

Joint Agents
Lambert Smith Hampton

