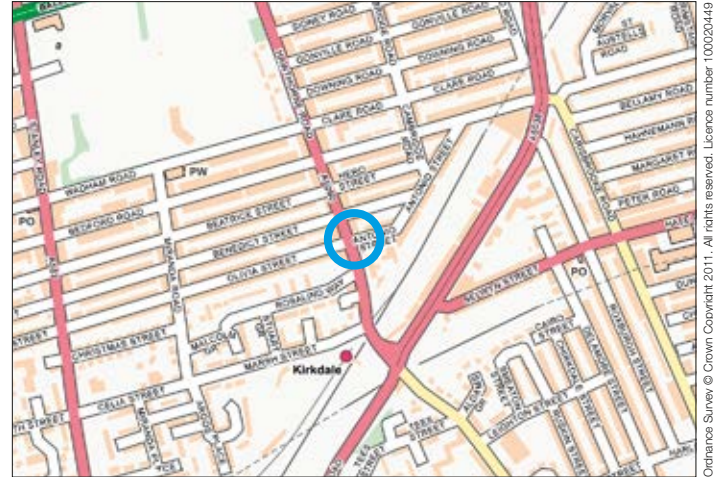


LOT

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14 Hawthorne Road, Bootle, Merseyside L20 2DN

*GUIDE PRICE £45,000+



Not to scale. For identification purposes only

- **Mixed use investment suitable for redevelopment.**

Description A three storey mixed use property comprising a ground floor retail unit together with accommodation over the first and second floors. Following a full upgrade and a scheme of refurbishment works the property would be suitable for a number of uses to include residential conversion to the ground floor, subject to gaining any necessary consents.

Situated Fronting Hawthorne Road at its junction with Westminister Road in an established location within easy reach of local amenities, schooling and approximately 2 miles north of Liverpool city centre.

Accommodation Two Bedrooms, Living Room, Kitchen, Bathroom/WC

Outside Yard to rear

Note Not inspected. All details provided by the vendor.

Ground Floor Front Sales Area, Rear Prep Room and Store Room.