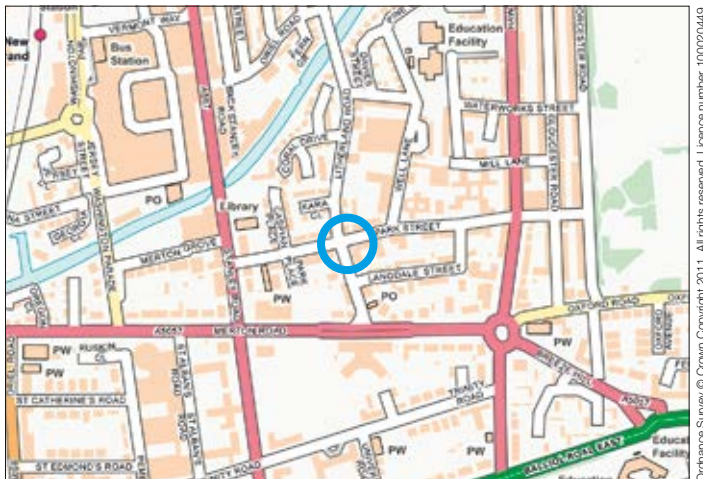


LOT

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34 Litherland Road, Bootle, Merseyside L20 3HZ

*GUIDE PRICE £45,000-£50,000



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Not to scale. For identification purposes only

- **Mixed use property. Currently producing £3600 per annum. Central heating. Electric roller shutters.**

Description A Freehold two storey middle terraced property providing a ground floor retail unit together with a one bedroomed flat above which is currently let by way of an Assured Shorthold Tenancy at a rental of £3,600 per annum. When fully let the potential rental income being in excess of £8,000 per annum. The property benefits from Central heating, Electric roller shutters, and new electrics fitted throughout. The ground floor is in good condition and would be suitable for a number of uses to include residential conversion, subject to gaining any necessary consents.

Situated Fronting Litherland Road in a popular and well established residential location within close proximity to local amenities and approximately 5 miles from Liverpool city centre.

Ground Floor Main entrance hallway (Access to Flat) **Shop** Main sales area, Rear room with Kitchen, WC.

First Floor Hall, Lounge, Kitchen, Bedroom, Bathroom/WC

Outside Rear yard.

EPC Rating D