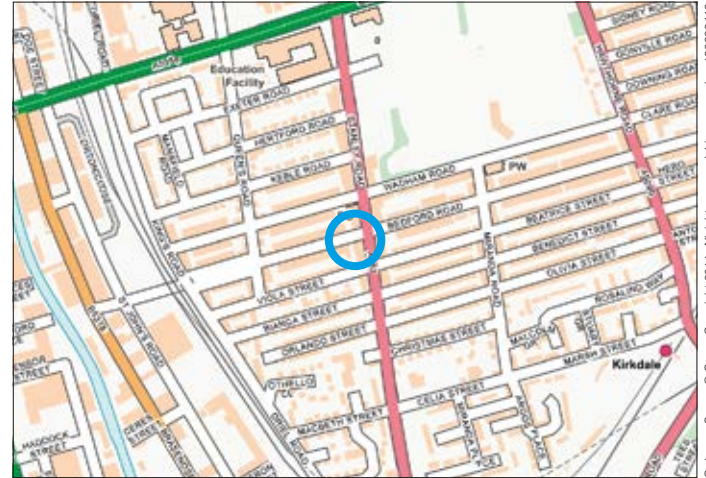


LOT
69

45 Stanley Road, Bootle, Merseyside L20 7BY

*GUIDE PRICE £40,000+



Not to scale. For identification purposes only

- **Substantial three storey corner property comprising a ground floor retail with 4 × 1 bedroomed flats above. Roller shutters.**

Description A substantial three storey corner property comprising a ground floor retail together with 4 × 1 bedroomed flats above accessed via a separate side entrance. The retail unit benefits from roller shutters. The property is in a derelict state and is in need of a full upgrade and refurbishment scheme.

Situated Fronting Stanley Road in an established and popular location approximately 1.5 miles from Liverpool city centre and within close proximity to Bootle Strand Shopping Parade.

Ground Floor Retail Unit

First Floor Flat 1

Accommodation

Flat 2 Accommodation

Second Floor Flat 3

Accommodation

Flat 4 Accommodation