



- **A block of three storey commercial properties. Part let producing £13,340 per annum. Planning permission to provide 9 apartments.**

Description The property comprises a number of adjoining terraced buildings including 172 Prescot Road providing a two storey building and 174-178 Prescot Road/2 Stanley Road comprising three three storey interconnecting terraced buildings. The premises also benefit from an open land area which can be found adjacent to 172 Prescot Road. The accommodation is partly occupied by three users at present which are currently holding over producing a collective income of £13,340 per annum. The remainder of the accommodation consists of office accommodation to the upper floors of 174-178 and a maisonette/flat to the upper floors of 2 Stanley Road. The property benefits from planning permission to alter and convert the premises to provide 1 studio and 8 x 1 bed apartments including alterations to the shop front of 174-178 Prescot Road and to retain 172 Prescot Road as a commercial premises under application number 16F/1434. Full plans are available on request.



Not to scale. For identification purposes only

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Situated Fronting Prescot Road (A57) on the corner of Stanley Road on a very busy main road being one of the main arteries into Liverpool city centre.

