



- **Re-development opportunity comprising a substantial three storey commercial unit with accomodation to the upper floors.**

**Description** A substantial part three storey/part single storey L-shaped former car sales showroom/discount warehouse together with a two bedroomed self-contained flat above, accessed via a separate front entrance. The property is sat on a good sized corner plot and would be suitable for a number of uses, to include redevelopment to residential conversion into self-contained flats, or several retail units with flats above, subject to any necessary consents. The property benefits from double glazing and central heating to the first and second floors. Total area is approximately 347.91m<sup>2</sup> (3,744.81sq ft).

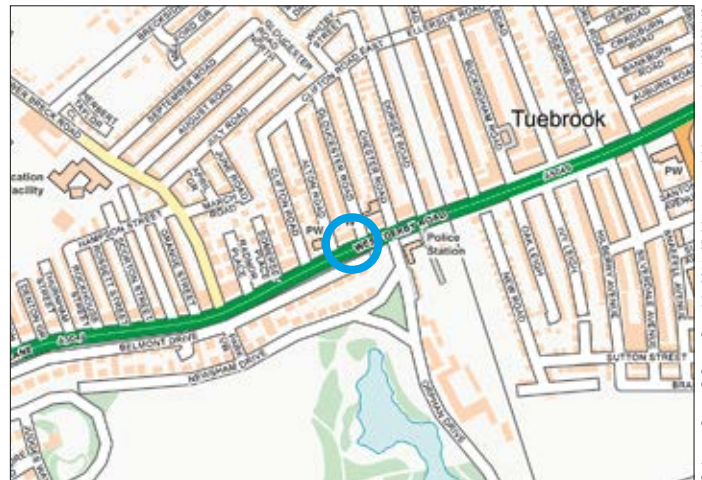
**Situated** Fronting West Derby Road on the corner of Gloucester Road in a popular main road position close to local amenities, Newsham Park and approximately 3 miles from Liverpool city centre.

**Ground Floor** Large Main Sales area/ former Showroom approximately 144.91m<sup>2</sup> (1,559.81sq ft) Warehouse/Storage 203m<sup>2</sup> (2,185sq ft)

**First Floor Flat** Open Plan Dining Room/ Kitchen, Bathroom/WC, Lounge.

**Second Floor** Two bedrooms.

**EPC Rating** Shop – C. Flat – D



Not to scale. For identification purposes only

