

LOT  
**66**

**486 Prescot Road, Old Swan, Liverpool L13 3DB**  
**\*GUIDE PRICE £40,000+**



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Not to scale. For identification purposes only

- **Two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation to the first floor.**

**Description** A two storey middle terraced property comprising a ground floor retail unit together with ancillary accommodation to the first floor. The property would be suitable for a number of uses, subject to any relevant planning consents. The property benefits from double glazing, electric roller shutters and central heating. There is currently no stair access to the first floor, however it would be suitable for residential conversion subject to any relevant planning consents.

**Situated** Fronting Prescot Road at its junction with Green Lane on a very busy main road being one of the main arteries into Liverpool city centre.

**Outside** Yard to rear

**Basement** Cellar not inspected.

**Ground Floor** Shop: Main Sales Area, Kitchen/WC

**First Floor** Various Rooms