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93 Liscard Road, Wallasey, Merseyside CH44 9AE

GUIDE PRICE **£120,000+\***

MIXED USE

### Description

A three storey mixed use premises comprising a ground floor commercial unit together with a three bedroom flat above accessed via a separate rear entrance. The property has been refurbished throughout to include new double glazing and a new roof. Flooring and a heating system are required, it would then be suitable for investment purposes with a potential rental income in excess of £13,800 per annum.

### Situated

Fronting Liscard Road (A567) in a popular and well established residential location close to local amenities, schooling and transport links. Approximately 6 miles from Liverpool city centre.

### Ground Floor

**Shop** Main Sales Area, Rear Room, WC

### EPC Rating

**Shop D. Flat TBC**

### First Floor

**Flat** Hall, Kitchen, Lounge, Bedroom, Bathroom/WC

### Council Tax Band

A

### Second Floor

Two Further Bedrooms

### Outside

Yard to the rear, WC

