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122 Knowsley Road, Bootle, Merseyside L20 4NR

GUIDE PRICE **£55,000+***

MIXED USE

Description

A three storey mixed use property comprising a ground floor retail unit together with a two bedroom self-contained flat above, accessed via a separate rear entrance. The property benefits from double glazing and central heating. The ground floor retail unit has suffered some fire/smoke damage and Following a scheme of refurbishment works and modernisation the property would be suitable for a number of uses, with a potential rental income of approximately £12,500 per annum.

Situated

Fronting Knowsley Road (A566) in a popular and well established location close to local amenities, Poets Park and transport links. Approximately 5 miles from Liverpool city centre.

Ground Floor

Shop Main Sales Area, Rear Room

EPC Rating

Shop C. **Flat** D

First Floor

Flat Bathroom/WC, Kitchen, Lounge

Council Tax Band

A

Second Floor

Two Bedrooms, Attic Room above

Outside

Rear Yard

