

LOT  
**56**

8 Banks Lane, Garston, Liverpool L19 8JL

GUIDE PRICE **£55,000+**\*

VACANT COMMERCIAL

### Description

A vacant retail unit suitable for a number of uses subject to gaining any necessary consents. The property has previously traded as a Hairdressers. There is a small plot of land to the side suitable for an extension, subject to consents. The property benefits from roller shutters. The potential rental income is approximately £7,000 per annum.

### Situated

Fronting Banks Road on the corner of Windfield Road in a popular and well-established area close to local amenities, Garston Village shopping, schooling and transport links. The property is approximately 7 miles from Liverpool city centre.

### Ground Floor

Main Sales Area, Small Rear Room, Kitchen, WC.

### Outside

Land to the side to extend and parking to the front forecourt.

### EPC Rating

TBC

