

LOT  
**88**

18 Cooks Road, Crosby, Liverpool L23 2TB

GUIDE PRICE **£70,000+**\*

VACANT COMMERCIAL

### Description

A ground floor vacant retail unit which has been trading as a hairdressers for many years. The property would be suitable for a number of uses, subject to any consents. The property benefits from double glazing, electric storage heaters, newly felted roof. The potential rental income is approximately £10,000 per annum

### Situated

Fronting Cooks Road in the heart of Crosby Village and within close proximity to schooling and good transport links. Approximately 7 miles from Liverpool city centre.

### Ground Floor Shop

Salon/Reception area, 2 back wash, Rear Beauty Room, Kitchen/WC

### EPC Rating

C

**SOLD PRIOR**

