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122 Knowsley Road, Bootle, Merseyside L20 4NR

GUIDE PRICE **£85,000+**\*

MIXED USE

### Description

A three storey mixed use property comprising a ground floor retail unit together with a two bedroomed flat above, accessed via a separate rear entrance. The ground floor has recently been refurbished and replastered and following floor coverings would be suitable for a number of uses, subject to any consents. The flat would be suitable for investment purposes following minor refurbishment and carpeting. The potential rental income is approximately £14,000 per annum.

### Situated

Fronting Knowsley Road in a popular well-established residential area close to amenities, transport links, schooling the new Everton Football Club Stadium. The property is approximately 5 miles from Liverpool city centre.

### Ground Floor

Shop Main Sales Area, Rear Room, WC

### First Floor

Flat Hall, Bathroom/WC, Kitchen, Lounge

### Second Floor

Two Bedrooms

### Loft

Loft Room

### Outside

Covered Yard to Rear

### EPC Rating

Shop C. Flat D

### Council Tax Band

A

