

LOT  
**27**

177 Westminster Road, Liverpool L4 4LR

GUIDE PRICE **£60,000+\***

MIXED USE

### Description

A vacant three storey plus basement middle terraced mixed use premises comprising a ground floor retail unit which was previously let as a takeaway and is now in need of refurbishment and modernisation together with two × one bedroomed separately accessed self-contained flats. The property benefits from majority double glazing, electric heating and electric roller shutters and once upgraded the potential rental income would be approximately £18,000 per annum.

### Situated

Off County Road in a popular and well-established area close to local amenities, schooling and transport links. The property is approximately 3.5 miles from Liverpool city centre.

### Lower Ground Floor

Basement – not inspected

WC, Open Plan Kitchen/Living Room

### Ground Floor

**Retail Unit** Main Sales Area, two Rear Rooms

### Outside

Yard to the rear

### First Floor

**Flat** Bedroom, Kitchen, Shower Room/WC, Living Room

### EPC Rating

**Shop** TBC. **Flat 1** TBC. **Flat 2** TBC

### Second Floor

**Flat** Bedroom, Shower Room/

### Council Tax Band

A

