



- \*Freehold Property
- \*Commercial Premises
- \*Potential to complete conversion of flats above
- \*High street commercial/ retail premises
- \*Commercial space/ shop front
- \*Separate entrance to first and second floor flat





Commercial high street premises with potential for two separate flats above. There is potential for one flat per floor (on the first and second floor). the flats have a separate entrance door directly onto St Johns Road (separate entrance from the commercial/ retail premises).

The commercial/ Retail premises has a rental value in excess of £1500pm.

The first and second floor flats require planning permission to be granted for the conversion to be completed.

The flats are already partly converted/

Potential sales value for the 2x flats when converted:

Flat 1 x1 Bedroom - £90k

Flat 2 x2 Bedroom - £120k

Potential rental value for the 2x flats when converted:

Flat 1 x1 Bedroom - £625pm

Flat 2 x2 Bedroom - £750pm

The Commercial/ Retail premises has been newly refurbished with the ceilings compliant to accommodate the flats above.

Sales/ Office area

Shop front

Stockroom

Kitchenette

2x wels to rear

Extraction fan

secure rear access

Title Number - MS538328

Local Authority - Sefton

Tenure - Freehold

Conservation Area - No

Flood Risk

Rivers & Seas: No Risk

Surface Water: Low

Satellite / Fibre TV Availability - BT, Sky

(Data source from Sprift)

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