



Commercial Development in L20

Marsh Lane, Bootle, Merseyside, L20 4JA

£108,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Commercial Shop with Three-Bedroom Residential Flat Above - Both Currently Tenanted
- ✓ Freehold Property
- ✓ Viewing Highly Recommended

Arrange a viewing

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For Sale Via Online Auction. Fees Apply.

Commercial Shop with Three-Bedroom Residential Flat Above - Both Currently Tenanted

An excellent opportunity for investors to acquire a mixed-use property in Marsh Lane, Bootle, L20, Liverpool, comprising a ground-floor commercial shop and a spacious three-bedroom residential flat arranged over three floors above.

Located in an established area with great transport links and convenient access to local shopping facilities, this property offers the potential for two rental income streams from one investment.

Ground-Floor Commercial Premises

The commercial shop benefits from a practical and versatile layout, comprising:

- Entrance area
- Long hallway
- Separate storeroom
- Office room
- Kitchen
- Toilet facilities
- Rear yard

The premises offer useful additional space and flexibility for a variety of commercial purposes, subject to the relevant permissions and existing lease terms.

Three-Bedroom Residential Flat

The spacious residential accommodation is arranged over three floors and comprises:

- Three bedrooms
- Bathroom
- Separate kitchen
- Large living room

The generous layout makes this an attractive residential property alongside the commercial premises.

Location and Amenities

Situated on Marsh Lane in Bootle, L20, the property benefits from a convenient location with access to local shops, everyday amenities and public transport links, making it well placed for both commercial and residential tenants.

A great opportunity to acquire a tenanted mixed-use property in a convenient Bootle location.

63a Marsh Lane – Measurements

Shop

Entrance (9'5 x 9'4)

Blinds, carpet, radiator, UPVC door

Hallway (30'0 x 2'4)

Carpet

Storage Room (10'7 x 5'2)

Carpet, Radiator

Utility/Under Stairs (10'3 x 2'2)

Carpet

Office Room (11'5 x 8'9)

Radiator, Carpet

Kitchen (7'5 x 9'4)

Range of wall base units, stainless steel sink and tap, cushion flooring

Bathroom (4'5 x 4'2)

Sink, WC, Cushion Flooring

Apartment Above Shop

Front Door Entrance Hall (2'9 x 16'5)

First Floor Landing (13'7 x 4'7)

Carpet

Living Room (13'2 x 19'2)

Carpet, Radiator

First Bedroom (10'2 x 11'1)

Carpet, Radiator

Kitchen (12'4 x 7'4)

Range of wall base units, Oven and Hob, extractor fan, stainless steel sink and tap

Second Floor Landing (13'3 x 4'3)

Carpet

Middle Bedroom Second Floor (10'2 x 11)

Carpet, Radiator

Bathroom (7'3 x 5'5)

WC, Mixer Shower over Bath, Sink, Cushion Floor

Third Bedroom Third Floor (10'8 x 13'7)

Carpet, Radiator

Price: Starting Bid £108,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: On Street

Description

A ground-floor commercial shop and a spacious three-bedroom residential flat arranged over three floors above.

Location

An excellent opportunity for investors to acquire a mixed-use property in Marsh Lane, Bootle, L20, Liverpool.

Tenure

Title number
MS387302 - Freehold

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



Marsh Lane, Bootle, Merseyside, L20 4JA

Contact your local branch today for more information on this property:

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