



**74 St Lukes Road, Southport, PR9 9AP**

**£280,000**

**Subject to Contract**

Commercial Investment Opportunity, Shop, Three Flats, Yard with Offices. Offered for sale with immediate vacant possession.

A substantial semi detached property currently arranged as a ground floor shop, with a one bedroom flat to the rear and two further one bedroom flats to the first and second floors, substantial yard with offices and storage, off road car parking. Immediate vacant possession. Ideal for the buyer looking for a shop unit and additional income possibilities.

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*Southport's Estate Agent*

## **The Shop**

**Main Room** - 4.01m x 5.08m (13'2" x 16'8")

Upvc double glazed windows to two sides. Including small preparation room.

**WC** - 1.52m x 0.81m (5'0" x 2'8")

Main central heating boiler.

### **Ground Floor Flat**

**Lounge** - 5.28m x 3.84m (17'4" x 12'7")

Upvc outer door and double glazed window, utility area off with plumbing for washing machine.

**Kitchen** - 2.74m x 1.63m (9'0" x 5'4")

Upvc double glazed window, single drainer sink unit, base units, wall cupboards, working surfaces, Main gas central heating boiler.

**Bedroom** - 2.72m x 2.34m (8'11" x 7'8")

Upvc double glazed window

**Shower Room** - 1.83m x 1.75m (6'0" x 5'9")

Shower, wash hand basin, low level Wc, Upvc double glazed window.

### **First Floor Flat**

**Lounge** - 3.91m x 3.43m (12'10" x 11'3")

Upvc double glazed window cupboard housing 'Vaillant' central heating boiler Steps down to...

**Kitchen** - 2.72m x 1.35m (8'11" x 4'5")

Sink unit, base units, wall cupboards.

**Bedroom** - 2.13m x 2.74m (7'0" x 9'0")

Upvc double glazed window.

**Bathroom** - 1.96m x 1.65m (6'5" x 5'5")

Upvc double glazed window, panelled bath, pedestal wash hand basin, low level Wc.

### **First and Second Floor Duplex**

**Lounge** - 4.27m x 3.66m (14'0" x 12'0")

Two Upvc double glazed windows.

**Bedroom** - 3.3m x 2.13m (10'10" x 7'0")

Upvc double glazed window.

**Kitchen** - 2.87m x 1.96m (9'5" x 6'5")

Sink unit, base unit, wall cupboards.

**Bathroom** - 2.69m x 1.7m (8'10" x 5'7")

Panelled bath, wash hand basin low level Wc.

### **Loft**

Storage and central heating boiler.

### **Outside**

Parking for a number of vehicles on the forecourt. Substantial metal storage unit.

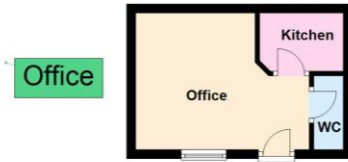
Yard to the rear with:-

**Office;** 12'7" narrowing to 8'6" x 9'9" Upvc double glazed window, shelving, desk, drawers, door to kitchen 6'2" x 4'7" sink and base unit wall cupboards central heating boiler, WC 4'10" x 2'3"

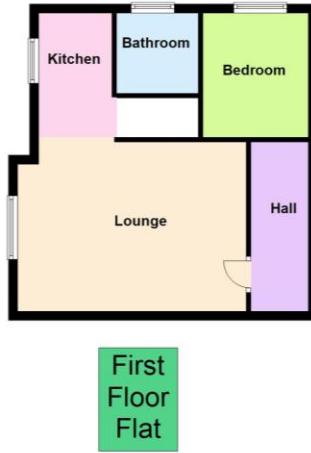
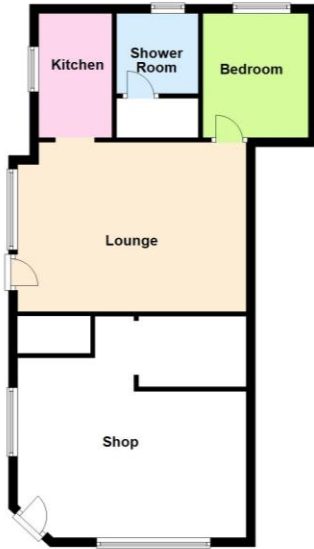
**Store;** 7'4" x 9' .

**External Wc.**

Ground Floor



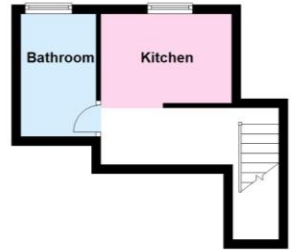
First Floor



First and Second Floor Flat



Second Floor



Floor plans are for illustration only and not to scale

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