



12 Sefton Street

Litherland, Liverpool, L21 7LB

£800



Nestled on Sefton Street in the vibrant area of Litherland, Liverpool, this fully renovated commercial property presents an exceptional opportunity for a variety of business ventures. The building boasts a modern and inviting façade, complete with secure shutters at the front, ensuring both safety and accessibility for your clientele.

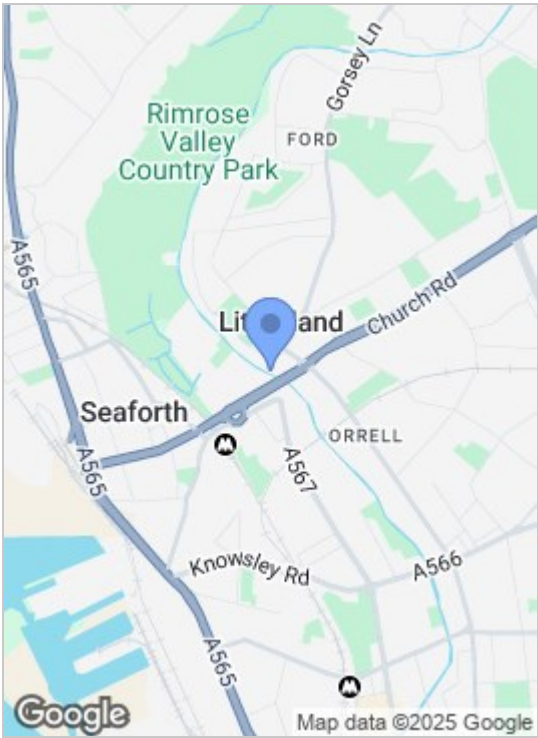
One of the standout features of this property is its advantageous location, with the back of the building leading directly to an appealing outdoor space along the picturesque canalside. This unique aspect not only enhances the aesthetic appeal but also provides a tranquil setting for customers to enjoy, making it ideal for businesses that thrive on outdoor engagement.

The property is equipped with electric utilities, ensuring that it meets the essential requirements for a wide range of commercial activities. Furthermore, it benefits from multi-use planning permission, allowing for flexibility in how the space can be utilised. Whether you envision a bustling café, a chic retail outlet, or a professional office, the possibilities are abundant.

This commercial property is not just a space; it is a canvas for your entrepreneurial aspirations. With its prime location, modern renovations, and versatile planning permissions, it stands as a remarkable opportunity for those looking to establish or expand their business in a thriving community. Do not miss the chance to make this property your own and take advantage of all that it has to offer.



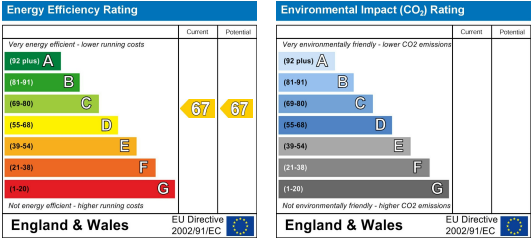
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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