

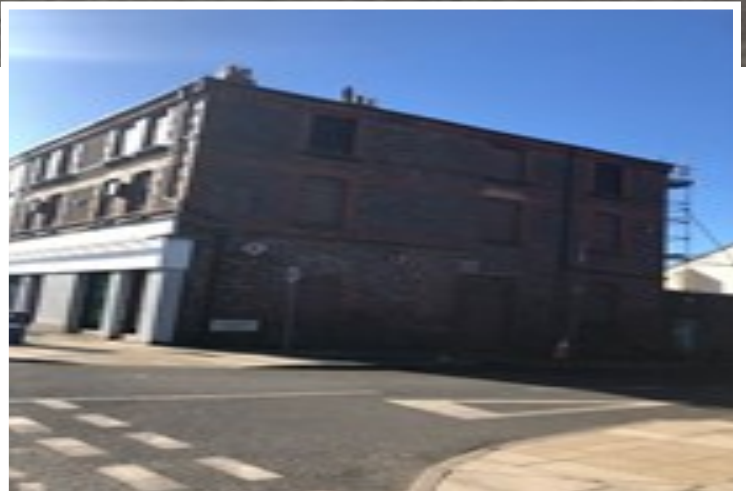
residential development in L5

Stanley Road, Kirkdale, Liverpool
Merseyside, L5 7QB

£240,000 Starting Bid

- ✓ Three storey mixed use property
- ✓ Ground floor double retail unit
- ✓ 4x spacious one bed flats above
- ✓ Flats in need of renovation
- ✓ Huge development potential (STPP)
- ✓ Freehold title

PATTINSON
AUCTION



Summary

- Property Type: Residential Development - Parking: Allocated Price: £240,000

Description

FOR SALE BY ONLINE AUCTION: terms and conditions apply.

We are pleased to offer to auction this substantial three storey mixed use building, prominently located in a corner position along Stanley Road, Kirkdale, Liverpool, within a 5 minute drive to the city centre. To the ground floor is double retail unit, formerly used as a grocery shop, and to the upper floors are 4x large one bedroom flats. The first and second floors are in need of renovation throughout, and are spacious enough to offer potential for conversion to 8 studio flats (subject to obtaining the relevant planning permission). There is a rear yard to the property, and also a garage with access leading to the main building.

Please note we have not inspected this property.

Location

The subject property is located along Stanley Road, Liverpool. The property is well located along a mixed commercial and residential street. There is easy access to local amenities and transport links with a bus stop being outside of the property as well as Sandhills train station being a 10 minutes walk.

Accommodation

GROUND FLOOR

Retail unit formerly used as a grocery shop. NIA approx. 122.7sqm (1,321sqft).

FIRST AND SECOND FLOORS

4x one bedroom flats.

We estimate the total square footage of the building to be approximately 3,703sqft (344sqm).

Rateable Value

The adopted rateable value is £7,000 as 1st April 2017.
Sourced from VOA.

Tenure

Freehold. Title number MS145484.

EPC

Available upon request (rating E).

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Stanley Road, Kirkdale, Liverpool, Merseyside, L5 7QB

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

Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 , www.pattinson.co.uk

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