

*Four Storey Investment For Sale*



## Description

Venmore Commercial are delighted to present to market this substantial four storey warehouse boasting a floor size of 312 square metres over the four floors. The property is currently vacant and ready for immediate occupation. The property offers the potential for a residential conversion subject to the necessary planning consents.

Externally the property benefits from electric roller shutters, double glazed window, There is a telecoms mast that is located on the roof

of the property that has been sold to a telecoms surveyor on a 99 year lease.

All enquiries are to made strictly via Venmore Commercial on 0151 243 5325

## Key Facts

- Four Storey Investment Opportunity
- Potential Residential Development
- Available For Immediate Commercial Occupation
- Desirable Location
- Roller Shutters Throughout Ground Floor
- Freehold Property



**312 sq mt**

3358 sq ft



**Freehold**



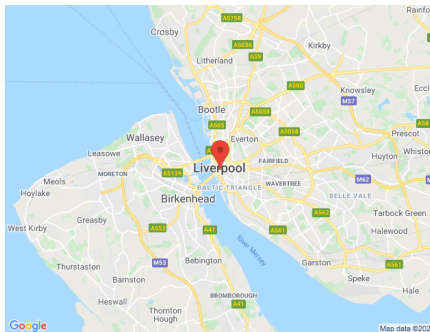
**For Sale**

£160,000

## Location

The property is located just off of Seaforth Road and is adjacent to Seaforth and Litherland Train Station, approximately 3.5 miles from Liverpool City Centre.

## Map



## Key Information

### Address:

2 School Lane, Seaforth, Liverpool

### Terms:

We Believe the Property to be Freehold

### Price:

Offers Over £160,000

### Business Rates:

TBC

### VAT & Legal Costs:

All Parties to Arrange Their Own Legals

### Viewing:

All viewing arrangements are to be made strictly through the agent on 0151 243 5325

# Accommodation

The accommodation has been measured on a net internal basis and comprises:



## Disclaimer:

Misrepresentation Act 1967 Notice Venmore Commercial for themselves and for the Vendors or Lessors of this property whose agents they are give notice that: 1). We have prepared these sales / lettings particulars as a general guide and they do not constitute any part of an offer or a Contract. 2). All description, dimensions, reference to condition, necessary permissions for use in occupation and other details are made without responsibility on the part of Venmore Commercial or the Vendors or Lessors. 3). None of the statements contained in these particulars are to be relied on as statements or representations of fact. 4). We have not carried out a survey nor tested services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings and any intending Purchaser or Lessee must satisfy themselves by inspecting or otherwise as to the correctness of each of the statements contained in these particulars. 5). The Vendors or Lessors do not make or give and neither Venmore Commercial nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property. 6). If there are any important matters which are likely to affect your decision to buy or rent, please contact us before viewing the property. 7). No liability is accepted for any travelling or other expenditure incurred including legal costs by prospective Purchasers or Lessees in viewing the property or making further enquiries on a property that may have been sold, let, withdrawn or subsequently let or sold to a third party.

**SUBJECT TO CONTRACT.**



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