

# OFFICE FOR SALE

69 Woolton Road,  
Garston, Liverpool, L19 5ND



- **OWNER OCCUPIER OPPORTUNITY**
- **DEVELOPMENT / ALTERNATIVE USE - SUBJECT TO PLANNING**

**979 sq ft\* (90.95 sq m) – 0.18 acres (0.07 hectares)**

## Property Description

The property comprises a single storey office building with low site coverage. The property benefits from existing fit out and specification including;

- Double glazed windows
- Wall mounted strip fluorescent lighting
- Landscaped area to the rear
- Staff WCs / Customers WCs / Disabled WC
- Cleaners store and store room
- DDA compliant
- Kitchen facilities and staff room
- Wall mounted radiators
- External wall mounted security spotlights
- Dedicated parking for 14 car spaces

## Location map



For more information, please contact:

**Andrew Crabtree**  
Senior Surveyor  
+44 (0) 161 235 7664  
[andrew.crabtree@cushwake.com](mailto:andrew.crabtree@cushwake.com)

1 Marsden Street  
Manchester  
M2 1HW

October 2019

[cushmanwakefield.co.uk](http://cushmanwakefield.co.uk)

## Distances

Liverpool South Parkway Rail and Bus Station	0.2 Miles
A561 – Arterial route to Liverpool (west) Runcorn (east)	0.3 Miles
Liverpool John Lennon Airport	2.8 Miles
Liverpool city centre	7.0 Miles



## Aerial



## Rateable Value

- The property has a rateable value of £8,400

## Energy Performance Rating

- C-72

## Legal Cost

- Each party will be responsible for their own legal costs in connection with the transaction

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## External / Internal Photos



## Viewings

- Strictly by appointment only

## Tenure

- Freehold
- Purchase will be subject to overage provision

## Quoting Price

- Invitation for Offer
- Sale by Formal Bids to be Sealed with proof of funds provided

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