

A photograph of a three-story mixed-use commercial building. The ground floor has a 'BUFFALO' restaurant with a closed metal shutter and a small sign that says 'BUFFALO'. The upper floors are made of red brick and have several windows, some of which are boarded up or have scaffolding. There are satellite dishes on the walls. The building is situated on a street corner with a sidewalk and a road in the foreground. There is some construction debris and materials on the sidewalk.

*MIXED USE COMMERCIAL  
PROPERTY- NO CHAIN!*



## Description

DEVELOPMENT OPPORTUNITY! Venmore Commercial are delighted to offer to market this mixed use commercial property with no on going chain on Admiral Street, Liverpool. Currently vacant and in need of some refurbishment, the property offers lots of potential to renovate throughout and make it your own.

The ground floor commercial premises are open plan and offer access to the first floor and basement. The first floor offers two separate rooms and the second floor offers

two separate rooms and a WC.

For any enquiries please contact the commercial sales team on 0151 243 5325 or [commercial@venmores.co.uk](mailto:commercial@venmores.co.uk).

## Key Facts

- End Terraced Mixed Use Property
- Currently Vacant with No Chain
- In need of Refurbishment
- Three floors with a basement
- Close proximity to Amenities
- Short distance from the City Centre



**102 sq mt**

1098 sq ft



**Freehold**



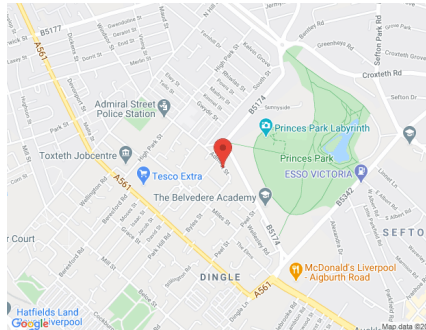
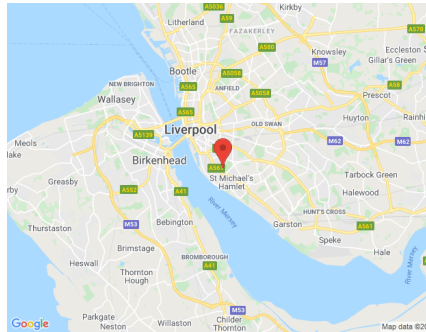
**For Sale**

£100,000

# Location

Located on the corner of Admiral Street and South Street, A sought after residential area.

# Map



# Key Information

**Address:**  
107 Admiral Street, Liverpool,  
Merseyside

**Terms:**  
We believe the property to be  
Freehold

**Price:**  
Asking Price of £100,000

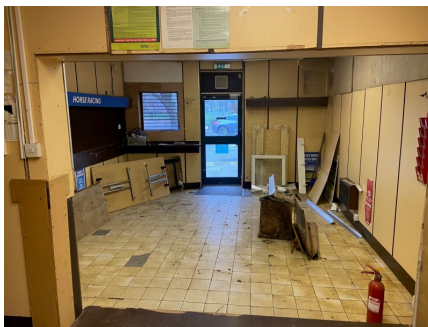
**VAT & Legal Costs:**  
All Parties to Arrange Their Own  
Legals

**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:

Floor	Size(sq ft)	Size(sq m)
Ground Floor	365 sq ft	34 sq m
First Floor	365 sq ft	34 sq m
Total	1097 sq ft	102 sq m



## 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 perspective 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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