



• **Development opportunity.**

Description A semi-detached period building which allows for a pleasant and spacious office environment, or alternatively may be well suited for conversion to residential use subject to any consents. The accommodation is arranged over basement and three upper floors. The property benefits from a reception area, kitchen facilities and a variety of open plan and private office areas. Access to the rear eight parking spaces is secured by an electric gate. The property benefits from gas fired central heating and male and female toilet facilities. The attractive frontage is enclosed by a walled garden and fitting hedgerows. The total area is approximately 3,202sq ft (297sq m).

Situated On a prominent main road position within Bootle, benefitting from excellent public transport networks with multiple bus stops along Stanley Road, and Bootle New Strand train station being just 0.4 miles away. The location is easily accessible via the A5058 connecting to Derby Road and Queens Drive. The property is just 3 miles from Liverpool city centre, and 4 miles to Switch Island connecting to the M57 and M58 allowing for ease of access to outer Merseyside.

Basement Four offices, kitchen, ladies WC, store room 793sq ft (73.60sq m)

Ground Floor Main entrance hallway, reception area, three offices, store room 908sq ft (84.30sq m)

First Floor Five offices, gents WC 882sq ft (82.00sq m)

Second Floor Three offices, two store rooms 619sq ft (57.50sq m)

Outside Eight parking spaces.

Joint Agent
Mason Owen



Not to scale. For identification purposes only