

## Freehold Investments & Basement Space, 1 Beach Lawn. L22 8QA

GUIDE PRICE **£30,000+**\*

DEVELOPMENT OPPORTUNITIES

- Freehold investment & basement space with development potential
- Seafront location

A rare opportunity to acquire the Freehold Interest of a Grade II listed building comprising of 6 self-contained apartments at 1 Beach Lawn L22 8QA which are subject to a term of 999 years with approximately 975 years left to run on each apartment. Each apartment is currently paying £50 pa for the ground rent. The Freeholder is currently also producing a Management Fee of £70 pcm each for the front 3 apartments and £35 pcm each for the back 3 apartments. The building is well maintained. Included in the sale there is also the benefit of basement space which would be suitable for conversion to provide a 2 bedroomed self-contained apartment with separate entrance subject to gaining the necessary planning consents. There is also an opportunity for further development should the top floor apartment wish to extend into the two rooms in the roof space.

**Situated** On the corner of Beach Lawn and Blutcher Street in a popular and much sought after location close to local amenities and transport links. The property overlooks Beach Lawn Gardens, Crosby Beach and Marina, the Mersey Estuary, as well as Antony Gormley's "Another Place" and the Welsh hills. Liverpool city

centre is approximately 5 miles away.

**Basement** Various rooms for potential conversion with both internal and own external entrances. There are basement windows to the front and side of the building. Total size: Approximately 13.5 metres long x 7 metres wide



**Ground Floor** Main entrance hallway.

**Outside** Communal parking belonging to each apartment.

**Note** If purchased along with the next lot there is potential for conversion to increase the size of the apartment subject to gaining any necessary consents.

