

LOT
52

36–38 Breckfield Road North, Liverpool L5 4NH

GUIDE PRICE **£175,000+***

VACANT COMMERCIAL

- Pair of three storey plus basement interconnecting terraced properties converted to provide eight offices
- Double glazing
- Central heating
- Air conditioning
- Electric roller shutters
- Alarm
- Key coded doors to ground floor
- Fire doors
- Secure intercom system

A pair of three storey plus basement interconnecting terraced properties converted to provide eight offices with kitchen facilities on each floor and lift service. The property is in good condition and benefits from double glazing, central heating, air conditioning, electric roller shutters to the front and rear, alarm, key coded doors to ground floor, fire doors and a secure intercom system. The property is in good order throughout and would be suitable for continued use or conversion to provide a ten bed HMO investment opportunity, subject to any consents. If the property was converted and fully let the potential rental income is approximately £54,000 per annum.

Situated Fronting Breckfield Road North in a popular residential location close to local amenities, Liverpool Football Club, schooling and approximately 3 miles from Liverpool city centre.

Basement Storage, Lift, Maintenance Shaft.

Ground Floor Main Entrance Hallway with secure entry system, Reception area, two Offices, Store Cupboard, Disable WC, Kitchen, Main Office.



First Floor Four Offices, Kitchen area, two × Disabled WCs.

Second Floor Large Conference Room, Kitchen, two Rooms (one person office space)

Outside Yard to Rear, On Street Parking.