

- Double fronted three storey plus basement office building
- Double glazing • Central heating
- Air conditioning • Electric roller shutters • Alarm • Key coded doors to ground floor • Fire doors
- Secure intercom system

A double fronted three-storey office building (plus large basement) with potential to develop into a 10+ bed HMO investment, subject to necessary planning consents. If the property was converted and fully let the potential rental income is approximately £54,000 per annum. The property is in good condition and benefits from double glazing, central heating, electric roller shutters to front and rear, alarm system, key coded doors to ground floor, fire doors and secure intercom system. Available as vacant position or with commercial tenant in situ, currently achieving £20,000 p/a rent for the whole premises on a monthly rolling contract.

Situated Fronting Breckfield Road North. Located between Anfield Stadium and Liverpool city centre. Approximately 0.7 miles from Anfield stadium and approximately 1.8 miles from Liverpool One shopping centre.

Total GIA including Basement
3,333 sq ft (309.6 sqm)

Basement 462 sq ft

Ground Floor 957 sq ft

First Floor 957 sq ft

Second Floor 957 sq ft

Outside Yard to Rear, On Street Parking.

Note Please note all measurements have been provided by the vendor.

