

LOT
80

308 Rice Lane, Liverpool L9 2BL

GUIDE PRICE **£140,000+***

DEVELOPMENT OPPORTUNITIES

- A redevelopment opportunity • Potential income being in excess of £46,000 per annum
- Potential HMO

A re development opportunity to convert the existing property into a 10 bedroomed HMO subject to gaining any necessary planning consents. Previously the property was arranged as four individual flats. The potential income if let at £90 pppw being in excess of £46,000 per annum. The property has recently suffered some fire damage and some rooms have been taken back to bare brick. There are currently no fittings.

Situated Fronting Rice Lane at its junction with Hornby Road in an established residential location within close proximity to Walton Vale amenities, Rice Lane Train station, transport links and approximately 3.5 miles from Liverpool city centre.

Outside Off Street parking for a number of cars, Gardens.



Potential 10 bedroom HMO layout and approximate floor areas for 308 Rice lane

Room	Floor	Size (m2)	En suite size (m2)
Bedroom 1	Basement	16	3.6
Bedroom 2	Basement	18	5
Bedroom 3	Lower ground	9.6	3.9
Bedroom 4	Ground floor	18.5	2.2
Bedroom 5	0.5 floor	9.6	3.9
Bedroom 6	1 st floor	14.2	3.8
Bedroom 7	1 st floor	22	3.8
Bedroom 8	1.5 floor	9.6	3.9
Bedroom 9	2 nd floor	9	2.6
Bedroom 10	2 nd floor	14.5	2.7
Kitchen	Ground floor	21.5	N/A
Communal space 1	Lower ground	4.8	N/A
Communal space 2	0.5 floor	4.8	N/A