

- **A vacant commercial unit**

A freehold single storey workshop building suitable for redevelopment, subject to the necessary planning consents. The site currently accommodates a single storey workshop building which has previously been used as a base for a cab company. The building occupies the whole site and is abutted on two sides by a recently constructed four-storey residential building.

Situated The site is located fronting onto Marlborough Street, close to its junction with Marybone, approximately 0.2 miles north of Liverpool city centre. The immediate surrounding area comprises a number of student residential schemes and is near to Liverpool John Moores University. The location is well served by local transport links, being less than 300 metres from Moorfields Station, and is within walking distance of Liverpool’s business and entertainment districts.

Ground Floor 143.51 sq.m.
(1545 sq.ft.)

Rateable Value £5,200.00

