

LOT
63

52 Rodney Street, Liverpool L1 9AD
VACANT RESIDENTIAL

Guide Price **£170,000–£225,000**



A substantial Georgian Grade II listed town house in need of refurbishment and modernisation, suitable for a variety of uses subject to the necessary planning consents. The property is arranged over lower ground, ground, first, second and third floors, and comprises three bedrooms, two dressing rooms, five reception rooms, two bathrooms and two attic rooms. There are gardens to the rear and a double garage which has development potential subject to the necessary planning consents.

Situated

The property is situated fronting Rodney Street which forms part of the Georgian Quarter Conservation area, within Liverpool City Centre close to the Liverpool Cathedrals and Universities.

Lower Ground Floor

Hall, kitchen and 2 store rooms.

Ground Floor

Vestibule, hall, living room, dining room, morning room and bathroom.

First Floor

Landing, lounge, drawing room, cloakroom, separate WC and dressing room.

Second Floor

Master bedroom with en-suite, 2 further bedrooms, bathroom/WC and dressing room.

Third Floor

2 attic rooms.

Outside

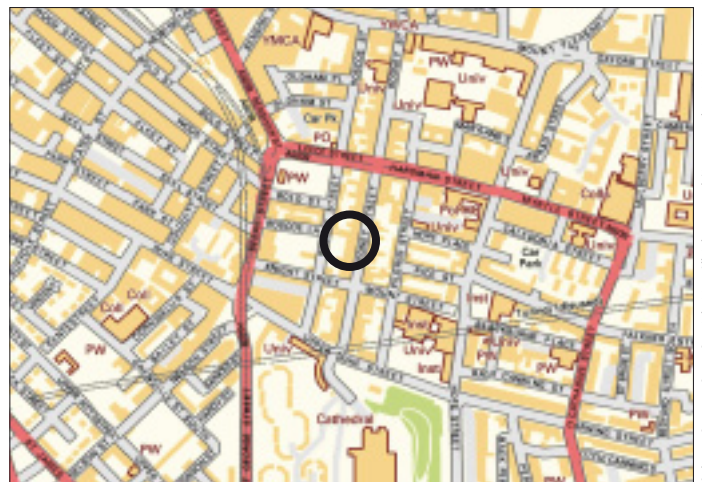
Large garden and double garage.

Tenure

The property is held leasehold under two separate leases:-

52 Rodney Street expires 25 November 2030 subject to a ground rent of £140 per annum.

Land at Roscoe Street expires 25 November 2021 subject to a ground rent of £15 per annum.



Not to scale. For identification purposes only

Note

We are offering the leasehold interests, however, our client has acquired the option to purchase the Freehold interest from Liverpool City Council for £220,000 plus costs (legal fees £500, surveyors fees £800) which can be passed on to the successful purchaser.