



**A re-development opportunity suitable for a variety of uses subject to the necessary planning consents. The premises currently comprise of former offices (68m<sup>2</sup>, over two floors) nursery, with rear parking and amenity space. The site area extends to approximately 1941m<sup>2</sup>.**

**Situated**

The property is situated fronting Shevington's Lane which runs directly off Bank Lane (A506) within a predominantly residential area close to Kirkby town centre.

**Contact**

Jonathan Lowe  
jonathan.lowe@knowsley.gov.uk  
Tel: 0151 443 2328

**Ground Floor**

Offices 237m<sup>2</sup>

**First Floor**

Offices 131m<sup>2</sup>  
Site area 1941m<sup>2</sup>

**Outside**

Rear car park for approximately 20 cars

**Fees**

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600+ VAT.



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