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62

Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ
VACANT COMMERCIAL

Guide price **£250,000+**



Not to scale. For identification purposes only

A substantial redevelopment opportunity subject to the necessary planning consents. The site briefly comprises: a cleared site 0.35 acres; two semi detached properties with access from Norbury Close; Family Centre – extending to approximately 6,000sq ft of office space.

Location

The premises are situated on the fringe of Kirkby town centre, with access from William Roberts Avenue, within a predominantly residential area.

Accommodation

No. 1 Norbury Close

Ground Floor consisting of: Living Room (231sq ft); Kitchen (107sq ft)
First Floor consisting of: Bedroom 1 (114sq ft); Bedroom 2 (76sq ft); Bedroom 3 (117sq ft); WC/ Bathroom

No. 3 Norbury Close

Ground Floor consisting of: Front Office (217sq ft); Kitchen (91sq ft)
First Floor consisting of: Front Office (109sq ft); Rear Office (108sq ft); WC; Storage Cupboard

Each property benefits from carpeted floors, gas central-heating, UPVC double glazing, and security alarm systems.

Family Centre

Ground and First floor offices approximately 557m² (6000sq ft)

Cleared site

approximately 1416m² (0.35 acres)

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.

Contact

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