

LOT
68

158-160 Edge Lane Drive, Liverpool L13 4AF
VACANT MIXED USE

Guide price **£180,000+**



A vacant doctor's surgery, with first floor living accommodation currently producing £6,000 per annum. The property comprises a pair of semi-detached residential dwellings, converted to doctors consulting rooms arranged over ground and first floors. There is a self-contained first floor bedroom flat which is currently let. To the rear there is parking for approximately 6-8 cars with access from Talbatville Road. The property would be suitable for conversion back to its original use subject to the necessary planning permissions.

Situated

The property is situated at the corner of Edge Lane Drive and Talbotville Road, Old Swan, close to Queens Drive and the M62 motorway. Liverpool city centre is approximately 5 miles away.

158 Edge Lane Ground Floor

Room 1 – 23m². Room 2 – 17m². Room 3 – 13m². Room 4 – 7m². WC.

First Floor

Room 1 – 9m². Room 2 – 59m². Room 3 – 18m². Room 4 – 12m². Kitchen – 5m². WC.

160 Edge Lane Ground Floor

Room 1 – 20m². Room 2 – 15m². Room 3 – 13m². Room 4 – 13m². Room 5 – 14m². Room 6 – 13m². Room 7 – 4m²

First Floor

Living Accommodation: two Bedrooms, Living Room, Kitchen, Bathroom, WC, and Store. Currently let by way of an Assured Shorthold Tenancy (holding over) producing £500pcm.

Outside

Parking to the rear of No. 158 for 6-8 cars, and rear yard to No. 160.



Not to scale. For identification purposes only

