

On behalf of Liverpool City Council

LOT

**104**

## **38 Princes Road, Liverpool L8 1TH** **VACANT RESIDENTIAL**

Guide price **£100,000+**



Not to scale. For identification purposes only

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**A three storey substantial end terraced property which has previously been used as a school and office accommodation. The property would be suitable for residential purposes subject to the relevant consents. The total gross internal floor area is 987m<sup>2</sup>**

### **Situated**

Fronting Princes Road in a popular residential location within close proximity to Princes Park and a short distance into Liverpool city centre.

### **Basement**

Craft room, gym, boiler room, WC, stores.

### **Ground Floor**

Hall, Offices, Classrooms, Kitchen, WC and Store

### **First Floor**

Office, classrooms, staffroom, showers, WCs.

### **Second Floor**

Offices, WCs.

### **Third Floor**

Attic Storage, tank room.

### **Outside**

Forecourt, Rear Yard

### **Note**

The purchaser is to be responsible for the Council's legal and surveyor's fees at 3% of the sale price with a minimum of £1,500.00.

On the instructions of

