

LOT  
**28**

# 71 Linacre Road, Litherland, Liverpool L21 8NP

VACANT COMMERCIAL

Guide price **£95,000+**



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Not to scale. For identification purposes only

**A two storey end of terraced property together with a rear extension arranged as offices/training rooms together with two kitchens and two WCs. The property benefits from double glazing, gas central heating, fire doors, fire alarm, intercom system and parking to the front. The property was in good order and would be suitable for a number of uses, subject to the relevant consents.**

### **Situated**

Fronting Linacre Road close to its junction with Bridge Road on a busy

main road position approximately 5 miles from Liverpool city centre.

### **Ground Floor**

Main Entrance, Reception Area, Training Room/Office, Store, Kitchen, Disabled WC, 2 Rear Stores.

### **First Floor**

Main Office, Board Room, Staff Room, Rear Office, Kitchen, Ladies & Gents WC

### **Outside**

Parking to front