

LOT  
**123**

**4 Birchall Street, Bootle, Liverpool L20 8PD**  
**VACANT COMMERCIAL**

Guide Price **£85,000+**



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Not to scale. For identification purposes only

**The property comprises a Freehold middle terraced three storey plus basement industrial warehouse. The property comprises warehouse accommodation to the ground, first and second floors. To the ground floor there is a high proportion of office accommodation. Each floor is capable of self contained access via an internal communal stairwell and steel access doors. The property would be suitable for a number of uses, subject to the relevant consents.**

**Situated**

The premises are situated fronting Birchall Street close to its junction with Bankhall Lane within a well established industrial area approximately 2 miles from Liverpool City Centre.

**Accommodation**

Basement  
Not measured

**Ground Floor**

Warehouse: 168m<sup>2</sup> (1,808 sq ft)  
Offices: (on two levels) 248m<sup>2</sup> (2,670sq ft)

**First Floor**

Warehouse: 314m<sup>2</sup> (3,380sq ft)

**Second Floor**

Warehouse: 314m<sup>2</sup> (3,380sq ft)

**Tenure** Freehold