

LOT
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Hillside House, Hillside Road, Huyton, Liverpool L36 8BJ

VACANT COMMERCIAL

Guide price **£65,000–£70,000**



A re-development opportunity benefitting from full planning permission to convert the existing building into a mixed use development, comprising of a 4 bedroom dwelling (Class c3) with installation of a rear dormer and roof lights to loft space, and 2 retail units (use class A1) with external alterations and associated boundary treatments. Secured by a 7ft steel fence. The property currently comprises of a detached former dwelling house predominantly of two storey brick construction with a pitched roof. There is a single storey garage to one side and a single storey extension to the other side and rear. Internally, the ground floor has been divided into consultancy and staff rooms with an ancillary office/reception, waiting area and W.C.'s. The first floor provides for office accommodation, a meeting room, store rooms, W.C. and bathroom upstairs have been refurbished. The building is fitted with uPVC double glazed windows and a gas fired central heating system and benefits from roller shutters on all ground floor windows and doors.

Situated

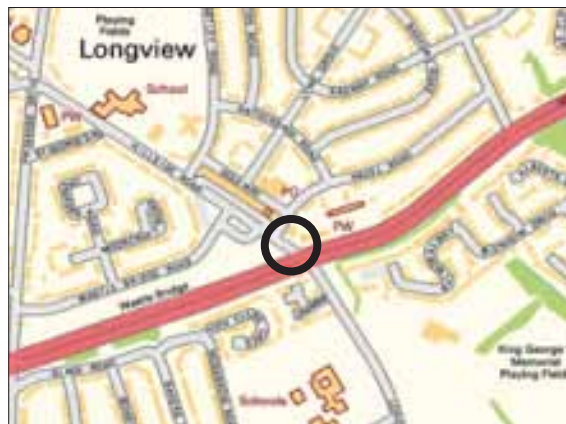
The property is located fronting Hillside Road, close to its junction with Liverpool Road (A57) approximately 7 miles east of Liverpool City Centre. The prominent location benefits from good transport links including regular bus services and easy access to junction 2 of the M57 Motorway. The area is one of mixed commercial and residential uses with nearby occupiers including Londis, William Hill and Rowlands Pharmacy.

Tenure

The property is understood to be held on a long leasehold basis subject to a non-reviewable peppercorn ground rent for a term of 999 years from 12th December 1938.

Note

Plans are available at the auctioneers offices.



Not to scale. For identification purposes only

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ACCOMMODATION

Ground Floor	
Consultation Room 1	16.34m ² (176ft ²)
Consultation Room 2	11.78m ² (127ft ²)
Consultation Room 3	10.62m ² (114ft ²)
Consultation Room 4	10.01m ² (108ft ²)
Consultation Room 5	11.09m ² (119ft ²)
Office	25.88m ² (270ft ²)
Staff WC	2.76m ² (30ft ²)
Staff room	8.86m ² (95ft ²)
Public WC	3.36m ² (36ft ²)
Waiting Room	31.58m ² (340ft ²)
First Floor	
Managers Office	10.98m ² (118ft ²)
Meeting Room	13.72m ² (148ft ²)
Store Room 1	10.21m ² (110ft ²)
Store Room 2	11.55m ² (124ft ²)
WC Bathroom	
TOTAL APPROX NIA	178.74m ² (1,924ft ²)
SITE AREA	0.05 hectares (0.13 acres)