

LOT  
**50**

## 153 Rice Lane, Liverpool L9 1AF VACANT COMMERCIAL

Guide price **£30,000–£35,000**



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**A middle terraced two storey building comprising of a ground floor front retail sales area together with office accommodation above, together with staff kitchen and WC facilities. The property benefits from carpeted floors, alarm system and external electric security roller shutters. The first floor accommodation is accessed via a separate entrance from the rear yard area and was previously used for the purposes of stores and offices, however could easily be converted as a self-contained flat, subject to the relevant consents. In addition the first floor has separate gas and electricity meters.**

### **Situated**

The premises are situated fronting Rice Lane close to its junction with

Wellfield Road approximately 4 miles north of Liverpool city centre. The immediate surrounding area

Not to scale. For identification purposes only

consists of residential housing and mixed use premises predominantly fronting on to Rice Lane. The premises are within a short distance of Rice Lane railway station and Queens Drive (A5058) which in turn provides links to the surrounding Merseyside area.

### **Ground Floor**

Retail sales area: 53.6 m<sup>2</sup> (577 ft<sup>2</sup>)  
Storage: 18 m<sup>2</sup> (194 ft<sup>2</sup>)  
Rear Offices: 14.4 m<sup>2</sup> (155 ft<sup>2</sup>)

Total Ground floor area:  
86 m<sup>2</sup> (926 ft<sup>2</sup>)

### **First Floor**

Front room 1: 29.8 m<sup>2</sup> (320 ft<sup>2</sup>)  
Room 2: 24 m<sup>2</sup> (258 ft<sup>2</sup>)  
Kitchen: 6.52 m<sup>2</sup> (70 ft<sup>2</sup>)  
Office: 8.96 m<sup>2</sup> (96 ft<sup>2</sup>)  
Rear Store: 11.8 m<sup>2</sup> (127 ft<sup>2</sup>)

Total First floor area:  
81 m<sup>2</sup> (873 ft<sup>2</sup>)

### **Outside**

Yard to the rear.