

On behalf of the LPA Receivers

LOT
87

254 Smithdown Road, Liverpool L15 5AH

VACANT COMMERCIAL

Guide price **£100,000+**



Not to scale. For identification purposes only

A vacant three storey terraced property most recently used as offices, suitable for a variety of alternative uses subject to the necessary planning consents.

Situated

The premises are situated fronting Smithdown Road within a popular residential and retail area. Nearby occupiers include Tesco, Cash Converters and a host of local traders.

Ground Floor

Front Office	38m ² (409ft ²)
Rear Office 1	18m ² (193ft ²)
Rear Office 2	10.32m ² (111ft ²)
Kitchen	3.44m ² (37ft ²)

First Floor

Three Rooms, Bathroom.

Second Floor

Two Rooms.

Outside

Rear Yard and Dilapidated
Outhouse.