

LOT
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Mainland House, 395 Stanley Road, Bootle, Merseyside L20 3EF

VACANT COMMERCIAL

Guide price **£100,000 +**



A vacant four storey office building benefiting from planning permission to convert the existing to provide 19 x 1 bedroomed flats. Alternatively a pre-application has also been made for 33 student HMO accommodation which was agreed in principle. The ground floor offices are in very good condition and suitable for immediate use. The property is held under a long leasehold interest for a term of 99 years with effect from September 1969.

Situated

At the junction of Stanley Road and Marsh Lane in a prominent position within close proximity to excellent transport routes and other local amenities.

Ground Floor

Open Plan Office Accommodation, Server Room, WC.

First Floor

Office Accommodation, WC.

Second Floor

Office Space, Kitchen, WC.

Third Floor

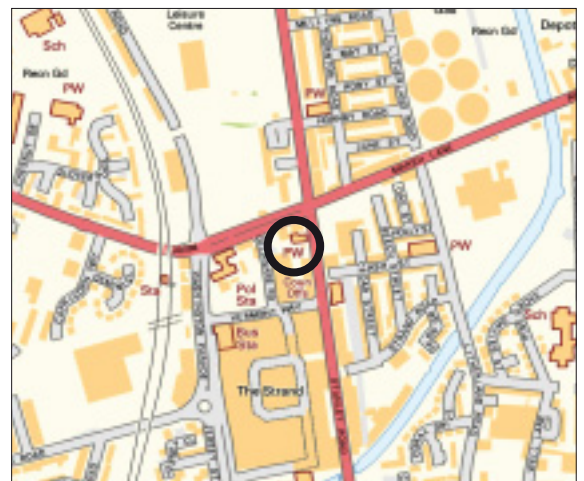
Office Space, Kitchen, WC with access to a large flat roof area. Total Floor Space 10,200 sq ft.

Note

Plans are available for inspection at the auctioneers office. Sefton Council Planning Reference Number S/2013/1036.

EPC Rating

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Not to scale. For identification purposes only