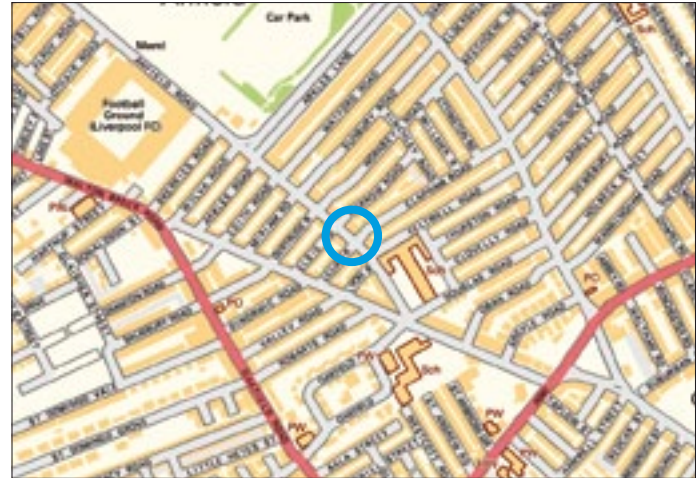


Former Anfield Road Police Station, 115 Anfield Road/2 Harrow Road/1 Clapham Road L4 0TL

DEVELOPMENT OPPORTUNITY

GUIDE PRICE £150,000+



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Not to scale. For identification purposes only

A substantial two storey plus basement detached property suitable for residential redevelopment into flats/hmo purposes subject to any necessary planning consents. The property is in need of a full upgrade and refurbishment scheme.

Situated Fronting Anfield Road between Harrow Road and Clapham Road in an established residential location within walking distance to Liverpool Football Club and local amenities. Approximately 3 miles from Liverpool City Centre.

Floor Area
Basement 58 m² GIA
Ground Floor 328m² GIA
First Floor 325m² GIA
Total 711m² GIA
Basement - Not inspected

Ground Floor Main Entrance, Hallway, Front office/Reception. Central area of building, rear of reception – not inspected, understood to be 3 original police cells. Left hand side of building – 2 Offices, Store room, Communal Kitchen/Diner, Office, 1 Room, Shower room, staircase to basement. Right hand side of building – Storeroom, office, meeting room, kitchen, courtyard, rear living quarters not inspected

First Floor 1 Large room, Open plan/Kitchen, 2 x W/C, 2 Rooms, Further 4 Rooms.

Outside Yard

Fees The purchaser is to be responsible for the council's legal and surveyor's fees at 3% of the sale price with a minimum of £1500.