

LOT  
**80**

# 408 Stanley Road, Bootle, Merseyside L20 5AB

## DEVELOPMENT OPPORTUNITY

**GUIDE PRICE £75,000+**



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Not to scale. For identification purposes only

A substantial three storey plus basement corner building currently arranged as office accommodation. The property benefits from central heating and a security system. The property would be suitable for a number of uses to include residential redevelopment into flats or HMO purposes, subject to any necessary planning consents.

**Situated** Fronting Stanley Road at the corner of Hornby Road close to Marsh Lane in a prominent position within close proximity to excellent transport routes and other local amenities.

**Basement - Separate rear entrance**

2 rooms

**Ground Floor** Reception room,

3 Rooms, Kitchen. Disables W.C., Storeroom.

**First Floor** 3 Rooms, Kitchen, Ladies and Gentleman's W.C.'s

**Second Floor** 3 Rooms, 2 Storerooms.

**Outside** Rear Yard