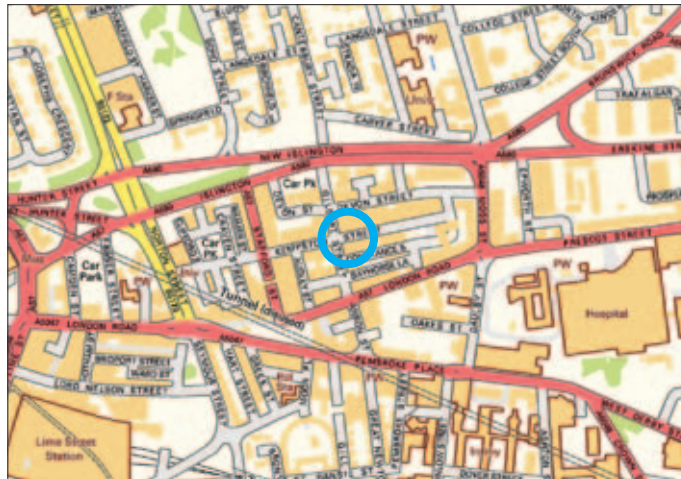


LOT  
**84**

## 65 Kempston Street, Liverpool L3 8HE VACANT COMMERCIAL

**GUIDE PRICE £25,000 - £35,000**



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Not to scale. For identification purposes only

The property comprises a three storey mid terrace industrial building formed to provide cleared floor space on all three floors. The property benefits from UPVC double glazed windows to the front on the first floor level and steel roller shutters to the ground floor. Use class orders: B8 Storage and Distribution. The property entrance is secured by metal roller shutters. Internally the building is constructed of solid concrete floor, painted plasterboard ceiling, with florescent strip lighting. The property would be suitable for a number of uses, subject to any relevant planning consents.

**Situated** Off Gildart Street which in turn is off Islington (A580) within walking distance into Liverpool City Centre.

**Ground Floor** - 204.01 m2 (2196 sq ft)

**First Floor** - 204.01 m2 (2196 sq ft)

**Second Floor** - 204.01 m2 (2196 sq ft)

**Note** - (Areas taken from the VOA website)

### **Tenure**

The property is on a long leasehold for a term of 99 years from October 1971 with approximately 56 years remaining and would be suitable for a number of uses subject to the necessary planning consents.