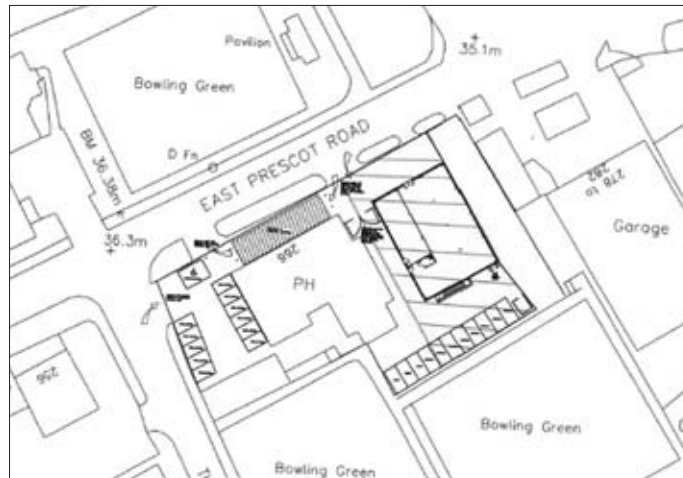


LOT  
**96**

## Land at 266 East Prescott Road, Liverpool L14 7NH

LAND

**GUIDE PRICE £140,000+**



Ordnance Survey © Crown Copyright. 2011. All rights reserved. Licence number 100020449

Not to scale. For identification purposes only

The site provides a design and build development opportunity with a building foot print of approximately 321m<sup>2</sup> (3,458sq ft). The site benefits from planning permission for a two storey retail showroom to the ground floor with four self contained flats above with on site parking or alternatively planning consent for a car wash has been granted. The car park is currently let to Laing O' Rourke producing an income of £20,000pa until April 2015 with the possibility to extend the lease until October 2015. Floor plans and planning are available upon request. Application No. 11F/2392 – Planning passed on 2nd May 2012. (Retail/Residential Planning scheme).

**Situated** The site is located on East Prescott Road (A57) a main arterial route leading to Liverpool city centre and the M57 and M62 motorway network. The Land is close to Old Swan and a short distance from the new Alder Hey hospital within a densely populated residential area. There are various road side occupiers close by including Kwik Fit, Europcar and William Hill which adjoins the site.

**Total site area** 9150sq ft (850m<sup>2</sup>)  
0.21 acres