



• **The premises consist of a two storey workshop/garage**

**Description** The premises consist of a two storey workshop/garage building of traditional brick construction under a slate pitch roof. The property has recently been rewired and benefits from three phase electricity, electric roller shutters, new lighting and alarm system. The property was previously used for the purpose of a vehicle repair garage and would be suitable for a number of uses to include storage, subject to necessary consents.

**Situated** Off Windsor Road just off West Derby Road, approximately 3 miles east of Liverpool city centre. The immediate surrounding area consists of residential terraced housing and mixed residential/commercial premises fronting onto West Derby Road.

Gross Internal Area: 118m<sup>2</sup>  
(1273sq ft)

**First Floor** Three Rooms, WC  
Mezzanine Gross Internal Area: 69m<sup>2</sup> (743sq ft)

**Outside** Access via alleyway onto West Derby Road.

**Ground Floor** Garage/workshop, WC