

LOT  
**101**

**16a Mildenhall Way, Belle Vale, Liverpool L25 2SR**  
\*GUIDE PRICE £60,000+



- **A single storey detached building providing office accommodation and until recently was a former Citizens Advice Bureau. The property would be suitable for a number of uses subject to any relevant planning consents.**

**Description** A single storey detached building providing office accommodation and until recently was a former Citizens Advice Bureau. The property would be suitable for a number of uses subject to any relevant planning consents. The property is in good condition and benefits from electric steel roller shutters, alarm, double glazing and central heating.



Not to scale. For identification purposes only

**Situated** Just off Childwall Valley Road in a popular and well established residential location within close proximity to Belle Vale amenities, schooling and transport links.

**Ground Floor** Main entrance hallway/reception area, five consulting rooms, Main Large Room, Disabled WC, Separate WC.

**Outside** On street parking

**Note** The Buyer's Administration Fee is £750 for this lot. The purchaser is to be responsible for the cost of the Council's legal and surveyors fees, additional to the sale price at a cost of 3% of the sale price with a minimum fee of £1,500.