

99a & 99b Webster Road, Liverpool L7 4LG

*GUIDE PRICE £100,000+



Not to scale. For identification purposes only

- **Potential residential re-development opportunity.**

Description A freehold two storey warehouse/workshop premises comprising two separate buildings with their own entrances which has in the past been used for storage and a garage. The property would be suitable for a number of uses, to include residential re-development, subject to the relevant consents. We are advised by the vendor that all main services are available however potential purchasers should make their own enquiries.

Situated Vehicular access is from Dorset Avenue situated in a popular residential location within easy reach of Smithdown Road

amenities. Liverpool city centre is approximately 2 miles away.

99A Webster Road
Ground Floor Warehouse/
Workshop. Gross internal area
2442 sq ft

Mezzanine Floor Gross internal
area 876 sq ft

99B Webster Road
Ground Floor Warehouse/
Workshop

First Floor with roof lights, velux
windows and a new roof (Gross
internal Area 876 sq ft)

Outside Yard area with seven
garages plus outbuildings.