



• 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. Liverpool City Council have advised that the 'Homes for Pound' Scheme and 'Shops for a Pound' Scheme, which incorporates the refurbishment of 120 houses and 12 shops in the immediate area is due to commence late 2016/early 2017.

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.

(Gross internal Area 876 sq ft)

Outside Yard area with seven garages plus outbuildings.

99A Webster Road

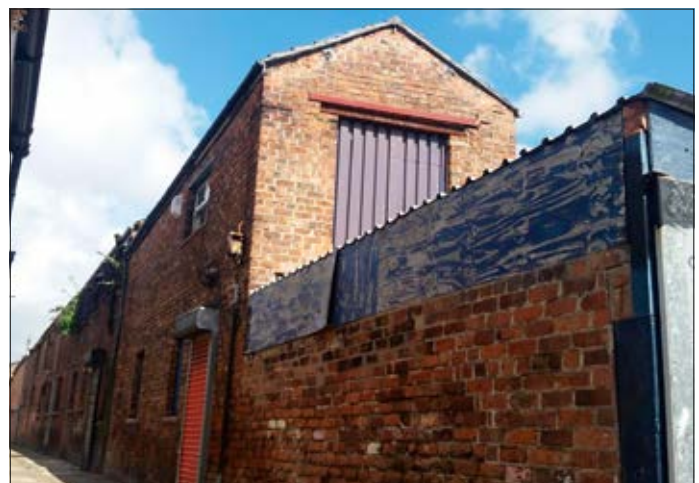
Ground Floor Warehouse/Workshop (gross internal area 2442 sq ft)

Mezzanine Floor Gross internal area 876sq ft

99B Webster Road

Ground Floor Warehouse/Workshop

First Floor with roof lights, velux windows and a new roof



Not to scale. For identification purposes only