

FOR SALE



304 Liverpool Road, Huyton L36 3RN



729 sq ft

Area



£100,000

Price



£9,500

Rates - RV



D100

EPC

- Premises front A57 a busy arterial route into Liverpool
- Situated adjacent to a Shell Petrol Station and Tyre Bay
- Parking is available to the side of the premises and on the side apron
- First floor residential unit which can be accessed internally and externally from rear yard – needs renovation
- Substantial garage in rear yard



Area

Ground Floor

729 sq ft (67.73 sq m)

First Floor

Not measured- 2 bed flat
(Requiring Renovation)

Tenure

Freehold.

Price

£100,000

Rates

Rateable Value April 2023 Valuation: £9,500

EPC

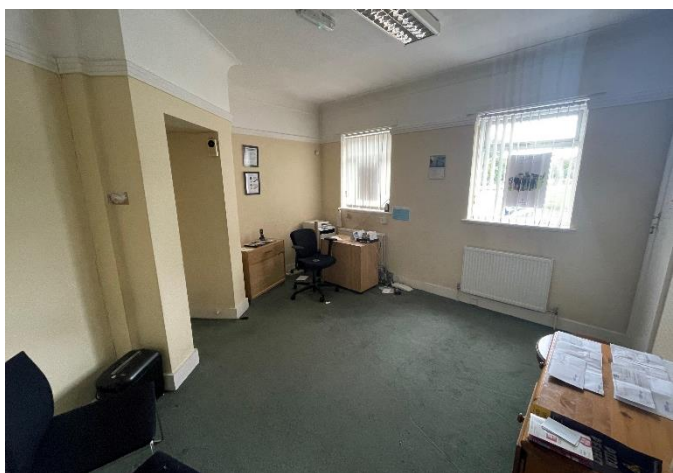
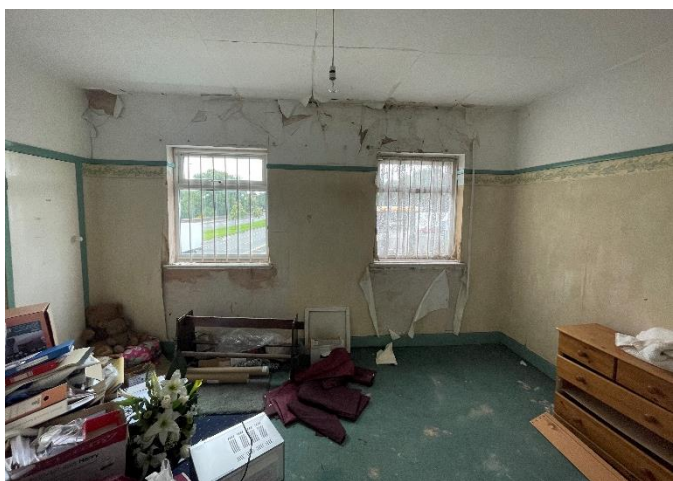
D100

Planning

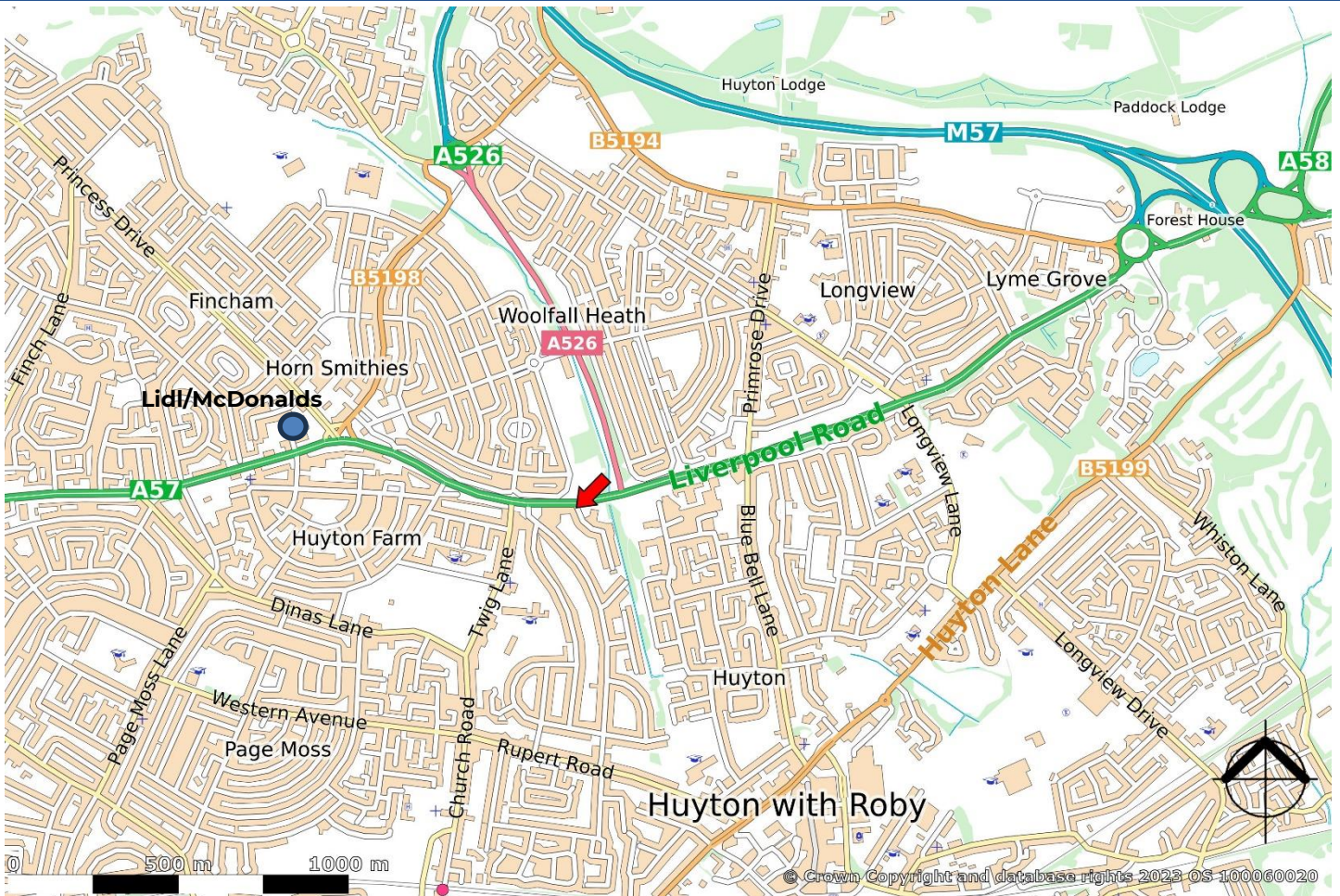
The premises currently benefit from A1 Planning Permission but would be suitable for a number of uses subject to the necessary consents.

Legal costs

Each party to be responsible for their own legal costs.



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For further information please contact:



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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

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