



**marshall**  
letting • management • sales

**City Centre Branch**

66 Rodney Street | Liverpool | L1 9AF  
www.marshall-property.co.uk  
city@marshall-property.co.uk  
0151 708 5588

**South Liverpool Branch**

342 St Mary's Road | Cressington | L19 0NQ  
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office@marshall-property.co.uk  
0151 427 1986



- Substantial Georgian terrace
- Refurbished office and treatment rooms
- Large basement
- Gas central heating throughout
- External yard area



**Rodney Street, Liverpool**  
L1 2TQ

**£550,000**



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marshall property are delighted to offer for sale this 4 storey Georgian terrace property. The property has been trading as a cosmetic surgery and would suit a similar use or residential conversion subject to planning. 2nd floor &ndash; offers 2 state of the art consultant rooms and seating areas. Also this offers a full functioning kitchen and WC. 1st floor &ndash; 4 large rooms that can be used for office space or treatment rooms as well as a WC. Ground floor &ndash; large hallway leading to a reception and office or treatment rooms. Basement &ndash; 3 well sized storage rooms.

**CONSULTING ROOM No.1 - 9' 10" x 14' 2" (3m x 4.33m)**

laminated floor. single glazed sash window. radiator

**CONSULTING ROOM 2 - 17' 11" x 10' 4" (5.46m x 3.14m)**

laminated floor. radiator. single glazed windows to rear

**ROOM 3 - 15' 3" x 13' 4" (4.66m x 4.07m)**

laminated floor. radiator. single glazed window to rear.

**WC 1 - 7' 6" x 5' 6" (2.28m x 1.68m)**

vinyl floor. wc. sink. sash window. radiator.

**ROOM 4 - 14' 10" x 6' 7" (4.51m x 2.0m)**

laminated floor. radiator. sash window

**KITCHEN - 13' 1" x 11' 3" (4.0m x 3.44m)**

laminated floor. radiator. sash window. wall + base kitchen units. sink + drains.

**ROOM 5 - 18' 6" x 20' 5" (5.65m x 6.22m)**

laminated floor. 2 radiators. 3 sash windows

**ROOM 6 - 13' 1" x 14' 8" (4.0m x 4.46m)**

laminated floor. radiator. sash window.

**SPLIT LEVEL LANDING -**

**WC - 7' 7" x 5' 7" (2.3m x 1.7m)**

tile floor. radiator. sash window. radiator, wc. sink. G.C.H boiler

**ROOM 7 -**

LOCKED

**ROOM 8 - 13' 1" x 11' 2" (4.0m x 3.41m)**

laminated floor. sash windows. radiator. sink unit

**GROUND FLOOR -**

**ENTRANCE HALLWAY - 19' 0" x 4' 8" (5.8m x 1.42m)**

laminated floor. radiator

**RECEPTION - 18' 2" x 15' 3" (5.54m x 4.65m)**

laminated floor. radiator. 2 sash windows. double doors leading to rear office.

**MONEY LAUNDERING REGULATIONS 2003**

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.



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