



FOR SALE

6 & 6a Halewood Road,
Gateacre, Liverpool,
L25 3PG

- Mixed Use Property with Self Contained One Bedroom Flat
- Desirable Location
- Suitable For A Number Of Uses, Subject To Planning

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Location

The premises are situated fronting Halewood Road, close to its junction with Gateacre Brow approximately 5 miles south of Liverpool city centre. The immediate surrounding area consists of residential terraced housing and commercial premises fronting onto Gateacre Brow and Grange Lane.

The Property

The premises provides a two storey mid terraced building of traditional brick construction consisting of a ground floor retail shop unit and self contained first floor one bedroom flat. Internally, the ground floor comprises a main retail sales area with rear storage accommodation, WC and kitchen facilities benefiting from spotlighting and laminate flooring throughout. Externally, the premises benefits from PVCu double glazed frontage and added security of the electric roller shutter.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate areas and dimensions:-

Ground Floor

Net Internal Area: 30.06 sq.m (324 sq.ft)

First Floor

IPMS 2: 28.4 sq.m (305 sq.ft)

Tenure

We understand the property is held long leasehold for the residue term of 999 years from 13th September 2004 and to be sold with Vacant Possession.

Price

£149,950

EPC

The property has an EPC rating of D56. Full report available upon request.

Rates

We understand through internet enquiries that the property has a rateable value of £4,150.

Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd Tel: 0151 207 9339 /

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