



FOR SALE

98 High Street,
Wavertree, Liverpool,
L15 8HQ

- Grade II Listed Commercial Property
- Well Established Parade
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 110.4 sq.m (1,188 sq.ft)

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Location

The premises are situated fronting onto High Street close to its junction with Waterloo Street, approximately 4 miles Southeast of Liverpool City Centre. The immediate surrounding area consists of predominantly residential housing and mixed-use commercial premises, with a number of local and national type occupiers including Tesco Express and Betfred Bookmakers to name but a few.

The Property

The subject property is a Grade II listed, two storey end terrace building, previously occupied by a printing company, consisting of a small retail sales area on the ground floor, with storage, WC, and kitchen provision to the rear. Access to the first and second floor is by an internal central staircase providing ancillary storage and office accommodation. Internally, the premises benefits from carpet floor covering throughout, fluorescent striping lighting and the added security of internal electric roller shutters.

Accommodation

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) to provide the following approximate Net Internal Area:

Ground Floor: 40.2 sq.m (433 sq.ft)

First Floor: 42.2 sq.m (454 sq.ft)

Second Floor: 28 sq.m (301 sq.ft)

EPC

Information available upon request.

Tenure

Freehold.

Price

Offers in the Region of £109,950.

Additional Information

Offers to be submitted by 5:00pm on Friday 1st September 2023 via a sealed bids process. Tender Submissions can be sent via email as attachment to tom.pearson@skrealestate.co.uk, or delivered by hand or post to:-

Tom Pearson, SK Commercial, 2 Cotton Street, Liverpool, L3 7DY

For tender submission documents or further information, please contact SK Real Estate.

Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd.

Tel: 0151 207 9339

Contact: Tom Pearson

Email: tom.pearson@skrealestate.co.uk

