



## FOR SALE

56-58 Liverpool Road,  
Crosby, Liverpool, L23  
5SG

- Prominent Commercial Premises
- Main Arterial Route
- Suitable For A Number Of Uses, Subject To Planning
- Total Approx NIA: 163.9 sq.m (1,764 sq.ft)

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### Location

The property occupies a prominent corner position fronting onto Liverpool Road, at its junction with Vale Road situated approximately 6 miles to the north of Liverpool City Centre, offering excellent access to the city's extensive amenities and transport infrastructure.. The immediate vicinity features a mix of residential, retail, and community uses, with several national retailers and local businesses located nearby. Crosby is a predominantly residential area, recognised for its mix of traditional housing, alongside modern developments. The area benefits from a strong local community contributing to Crosby's vibrant town centre offers a variety of retail, leisure, and dining options. The premises benefit from excellent transport connectivity. Liverpool Road (A565) is a key arterial route connecting Liverpool City Centre to Southport and the wider Sefton region, providing high levels of vehicular traffic and visibility. The property is located approximately 3 miles from the M57 and M58 motorways, which connect to the wider motorway network via the M6.

### The Property

The building is a single-storey former bank, constructed primarily of red brick in a traditional masonry style under a steeply pitched structure, covered in natural slate. Externally, it features large, recessed sash-style windows with a Georgian design, framed by stone or concrete lintels and sills with the windows single glazed timber-framed, Internally, the premises benefits from a large open plan footprint with carpeted floor coverings throughout, fluorescent strip lighting and WC and kitchenette facilities at first floor level within the eves. The first floor is accessible via an internal staircase from the rear, providing additional office provision, kitchenette and WC provision.

### 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: 116.9 sq.m (1,258 sq.ft).

First Floor (Eves): 47 sq.m (505 sq.ft).

### Tenure

Freehold

### Guide Price

**£300,000.**

### Rates

We understand through internet enquiries that the property has a rateable value of £22,250.

Interested parties should make their own enquiry of Sefton Council's Rating Department on 0151 934 4360 or [www.voa.gov.uk/businessrates..](http://www.voa.gov.uk/businessrates..)

### EPC

The property has an Energy Performance Rating of D79, with the residential area Rating C. A full copy of the EPC is available upon request.

### Viewings

Strictly by appointment via the sole agents SK Real Estate (Liverpool) Ltd - Tel: 0151 207 9339 Contact: Tom Pearson ([tom.pearson@skrealestate.co.uk](mailto:tom.pearson@skrealestate.co.uk))

