



## FOR SALE

14 & 15 Princes  
Avenue, Liverpool, L8  
2TB

- 10 Self Contained Flats
- Scope to Regear / Redevelop
- Close to Liverpool City Centre
- Desirable Location

## FOR SALE

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### Location

The subject property fronts onto the north easterly side of Princes Avenue in Toxteth, the inner-city area of Liverpool with Liverpool City centre situated approximately 1.9 miles north west. Princes Avenue is a busy thoroughfare, featuring a central tree-lined boulevard. Linking surrounding suburbs known for its Victorian-era architecture and close proximity to the 45-acre Princes Park. The surrounding neighborhood is residential, with a mix of housing types and local amenities. The area is well-connected to Liverpool city center via public transport, providing access to shopping, dining, and cultural attractions

### The Property

The property comprises two interconnecting Victorian semi-detached, two storey former private dwelling houses, now converted and configured for use as 10 self-contained flats comprising 4 x 1 bed and 6 x 2 bed. The ground floor also comprises ancillary office accommodation and communal lounge and kitchen area. There is need or scope for maintenance and general refurbishment throughout. Immediately in front of the buildings is a pedestrian pathway between a small garden area which is mainly grass surfaced with a reasonably large garden area to the rear.

### 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

Communal Area and offices: 93.5 sq. m (1,006 sq.ft)

Flat 1: 35.2 sq.m (380 sq.ft)

Flat 1a: Not measured

#### First Floor

Flat 2: 46.1 sq.m (496 sq.ft)

Flat 3: Not measured

Flat 4: Not measured

Flat 5: Not measured

#### Second Floor

Flat 6: Not measured

Flat 7: Not measured

Flat 8: Not measured

Flat 9: 43.1 sq.m (465 sq.ft)

### Tenure

The premises are held Freehold with full vacant possession.

### EPC

The EPC ratings range from C to E. Further details available upon request.

### Rates

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

### Guide Price

**£750,000.**

### 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))