



FOR SALE

70-80 Vauxhall Road,
Liverpool, L3 6DL

- Development Opportunity
- Close Proximity to City Centre
- Suitable For A Number Of Uses,
Subject To Planning
- Total Site Area Approx: 0.186
acres (753.18 sq.m)

FOR SALE

74-80 Vauxhall Road, Liverpool, L3 6DL

Location

The subject property occupies a prominent corner position fronting Vauxhall Road at its junction with adjoining side streets, within close proximity to the northern edge of Liverpool city centre. The location forms part of the wider Vauxhall/Great Howard Street corridor, which is identified within Liverpool City Council's strategic regeneration framework as a key growth area benefitting from substantial inward investment. The nearby new build high rise schemes are acting as major catalysts for redevelopment and intensification of uses in the surrounding area. Connectivity is good, with Vauxhall Road forming one of the principal arterial routes linking the city centre with the northern docklands and beyond.

The Property

The property comprises a series of interconnected buildings of mixed age and construction, arranged to provide a varied mix of accommodation. At ground floor level, the accommodation includes an open-plan office section with ancillary storage areas, and a self-contained retail unit fronting Vauxhall Road, formerly occupied by William Hill bookmakers. The retail frontage provides good visibility to passing traffic albeit pedestrian footfall is limited. To the first floor, the property incorporates a residential unit previously occupied as a HMO, currently vacant and requiring full refurbishment. In addition, an industrial section is incorporated to the rear, benefiting from roller shutter access and incorporating a mezzanine level.

Accommodation

Measured electronically on web based Ordnance Survey mapping, the site has a total surface area of:

Site Area Approx: 0.186 Acres (753.18 sq.m)

Tenure

We understand the site is held Freehold

Proposal

Offers are invited on an conditional basis, on behalf of our client, subject to planning permission.

Price

Offers Invited

Rates

We understand through internet enquiries that the property has a rateable value of £26,500. Interested parties should make their own enquiry of Liverpool City Council's Rating Department on 0151 233 3008 or www.voa.gov.uk/businessrates

EPC

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)

