



## FOR SALE

48-64 Stanley Road,  
Liverpool, L5 2QA

- Key Arterial Route With Excellent Transport Links.
- Parking For Approximately 15 Vehicles.
- Suitable For A Number of Uses, Subject To Planning.
- Total Approx NIA: 419 sq.m (4,515 sq.ft)

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### Location

The property is situated on the westerly side of Stanley Road (A567) close to its junction with Boundary Street, within the Kirkdale district of north Liverpool. The location lies approximately 1.5 miles north of Liverpool City Centre on a key arterial route connecting the city with Bootle and the Port of Liverpool. The surrounding area comprises mixed commercial and residential uses, including neighbourhood retail, local services and traditional housing. The property also benefits from close proximity to the St. Modwen `Project Jennifer` regeneration scheme, located further south along Great Homer Street, which includes the Sainsbury`s supermarket and a wider mix of modern retail and community facilities

### The Property

The property comprises a single-storey, purpose-built medical centre, constructed in the late 1980s. It is of traditional brick construction, with solid red brick external elevations beneath a series of pitched, tiled roofs incorporating multiple gable fronts to the Stanley Road elevation. Windows are generally uPVC double-glazed units, many of which are protected externally by metal security grilles. Internally, the accommodation is arranged around a large open-plan waiting/reception area, with a series of consultation and treatment rooms positioned along the rear and side sections of the building. Internal finishes are consistent with former medical use, with ancillary accommodation including WC facilities, staff kitchen, administration rooms and internal storage areas. Services are understood to include mains electricity, water and drainage, with gas-fired central heating. Externally, the property benefits from a dedicated surfaced car park positioned to the side and rear, providing off-street parking for approximately 15 vehicles.

### 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:-

Net Internal Area: 419 sq.m (4,515 sq.ft)

### Tenure

We understand the property is held Freehold.

### Price

**£475,000**

### EPC

The property has an Energy Performance Rating of D84.

### Rates

We understand through internet enquiries that the property has a rateable value of £12,750.

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).

### Viewings

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

