



## FOR SALE

238 Priory Road,  
Anfield, Liverpool,  
L4 2SL

- Attractive period building set within landscaped setting.
- Grade II Listed
- 104 sq m (1,118 sq ft )
- Located opposite Stanley Park and Anfield Football Stadium.

# FOR SALE

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## Location

The property is situated on the north easterly side of Priory Road, adjacent to one of the main access roads to Anfield Cemetery. It is located opposite Stanley Park and Anfield Football Stadium.

Access and transport links in the area are excellent, with Walton Lane (A580) and Queens Drive (A5058) situated within 0.25 miles of the property, providing excellent access to Liverpool City Centre and the wider Merseyside area.

## The Property

The property comprises of a former Victorian Lodge, which has been adapted for office use. It is of attractive sandstone construction, with a pitched slate covered roof. It is set within its own landscaped garden area, with a tarmac covered car park to the rear with space for approximately 6 motor vehicles.

Internally, it provides a range of office areas on both ground and first floors, together with kitchen area and WC accommodation. It has gas fired central heating throughout.

## Accommodation

We have measured the premises on a gross internal floor area, in accordance with the RICS Code of Measuring Practice (6th Edition) and calculate the areas are as follows:-

Ground Floor: 55.05 sq m (592 sq ft)

First Floor: 48.95 sq m (526 sq ft)

Total: 104 sq m (1,118 sq ft)

## Tenure

The property is held on a 999 year ground lease, which commenced on the 21st March 2025. No rent is payable.

## Planning

The property is Grade II listed. It was previously used as offices by a Funeral Director. Subject to planning, the building would suite a variety of alternative uses to include conversion to residential, Airbnb or alternatively continued commercial use.

## Price

£125,000

## Rates

The property is not currently assessed for commercial rates.

## EPC

As the property is Listed, there is no requirement for an EPC

## Viewings

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

Contact: Commercial Team

Email: [commercial@skrealestate.co.uk](mailto:commercial@skrealestate.co.uk)

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