

FOR SALE

Freehold Detached Office
Building



56 Aigburth Road, Liverpool, L17 7BN

- Freehold detached office building with re-development potential
- Prominent location fronting Wright Street and Mornington Road
- 1,291 sq ft (120 sq.m)

LOCATION

The subject property is situated in a prominent position on the corner of Wright Street and Mornington Road, approximately 0.25 miles to the east of Southport town centre.

Mornington Road lies perpendicular to Lord Street (A565), which comprises the main high street running through Southport town centre.

The subject property is situated within close proximity to Southport train station approximately 0.15 miles to the south on Wright Street.

DESCRIPTION

The subject property comprises a detached office building and benefits from private car parking to front of the property with capacity for approximately 5 cars.

The property is of traditional construction underneath a pitched roof.

Internally, the ground floor of the property comprises a reception area and entrance hall which leads into the ground floor office space.

To the first floor, the property comprises of further office space, alongside vacant rooms and kitchenette/W/C facilities.

The property in its existing condition offers potential for re-development works and alternative uses, subject to the necessary planning consents.

ACCOMMODATION

We have not undertaken a measured survey of the property, however we understand the property extends to the following:

Floor	Sq ft	Sq.M
Overall Detached Office	1,261	120

TENURE

The property is held Freehold under title no. MS76394, a copy of which is available upon request.

PLANNING

We have not made enquires with Sefton Council and understand that the property falls under the new Use Class E.

EPC

An EPC has been commissioned and is available upon request.

VAT

We understand the property is not subject to VAT.

LEGAL COSTS

Each party will be responsible for their own legal costs in relation to the transaction.

VIEWING

Viewing strictly by appointment only.

Lewis Johansen, MRICS

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Jointly on behalf of JRE and Venmore Commercial.

PROPOSAL

The Freehold interest is to be placed to the market at a quoting price of **£215,000**.

**For further information, please visit
johansenre.com / venmorecommercial.co.uk**



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**SUBJECT TO CONTRACT
SEPTEMBER 2021**