



Commercial Development in L15

High Street, Wavertree, Liverpool,
Merseyside, L15 8HE

£360,000 Starting Bid

Tenure

Freehold

On Street parking

Property features

- ✓ Freehold Property
- ✓ Mixed use investment opportunity
- ✓ Prime South Liverpool Location
- ✓ Viewing Highly Recommended

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Being sold via Online Auction, Fee's Apply.

We are delighted to present this exceptional mixed-use investment opportunity situated in a prominent High Street position within South Liverpool.

The property comprises a substantial ground floor commercial premises currently operating as an established beauty and hair salon together with tenants in place, occupying a five bedroom residential premises, situated above.

Ground Floor Commercial Premises- Currently tenanted at £800pcm until November 2026.

Currently operating as a successful salon business, the commercial accommodation extends throughout the ground floor providing extensive retail and treatment space together with ancillary accommodation and rear servicing facilities.

ACCOMMODATION SCHEDULE

Main Shop Floor – 8.5m x 3.5m

Kitchen – 1.7m x 4.5m

Beauty Room 1 – 3.8m x 2.8m

Bathroom – 1.5m x 2.5m

Back Wash Area – 1.7m x 3.8m

Beauty Room 2 – 7.7m x 3.3m

Beauty Room 3 – 7.7m x 3.3m

Beauty Room 4 – 7.7m x 3.3m

Rear Open Floor Area – 3.2m x 4.6m

Rear Storage Room – 3.79m x 5.0m

COMMERCIAL FEATURES

Large Retail Frontage | Multiple Treatment Rooms | Rear Loading Access

Roller Shutter Security | Kitchen Facilities | Customer Bathroom

Established Tenant | Flexible Commercial Configuration

The property is available to view immediately and represents an ideal addition to both established and growing investment portfolios.

The accommodation above benefits from communal facilities and is presented in good condition throughout, appealing to professional tenants and long-term occupiers.

Current Combined Monthly Rent - £2,200pcm, this is with Room 1 currently vacant and looking for a new tenant at £450pcm.

RESIDENTIAL FEATURES

Five Letting Bedrooms | Shared Kitchen | Communal Living

Shared Bathroom | Double Glazing | Gas Central Heating

Established Occupancy | Strong Rental Demand

AREA REGENERATION

Wavertree High Street is set to benefit from a £2 million upgrade programme, funded through the Liverpool City Region Combined Authority's Key Route Network Levelling Up project. The scheme includes new controlled pedestrian crossings, resurfaced roads, improved drainage and enhanced accessibility throughout. Forming part of a wider £13.6 million investment across the region, these works are expected to increase footfall, improve the trading environment for commercial tenants and further strengthen property values along this established High Street corridor.

Works are scheduled to commence mid-2025 with an estimated completion period of 26 weeks.

Key improvements include controlled crossings at multiple junctions, upgraded dropped kerbs

and tactile paving, full road resurfacing and comprehensive drainage upgrades.

Price: Starting Bid £360,000

Property Type: Commercial Development

Business Type: Residential Investments

Parking: On Street

Description

The property comprises a substantial ground floor commercial premises currently operating as an established beauty and hair salon together with a tenanted residential space above with 5 bedrooms.

Location

Situated in a prominent High Street position within South Liverpool.

Tenure

Title number
MS244851 - Freehold

EPC

Rating's - D & C

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



High Street, Wavertree, Liverpool, Merseyside, L15 8HE

Contact your local branch today for more information on this property:

**Keith Pattinson Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 737 1154 ,
commercial@pattinson.co.uk, www.pattinson.co.uk**

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