



Commercial Development in L24

Alder Wood Avenue, Merseyside,
Liverpool, Liverpool, L24 7RB

£450,000 Starting Bid

Private parking

Property features

- ✓ Mixed Use Commercial Property
- ✓ Five Reception Rooms
- ✓ For Sale At Auction
- ✓ Close To Liverpool Airport
- ✓ Seven Bedrooms

Arrange a viewing

Lisa Neil
Branch Manager
Commercial National

0191 737 1154
commercial@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

For sale via auction - fees, terms and conditions apply.

We are pleased to offer for sale by auction this substantial detached property situated on Alderwood Avenue, Liverpool. Offering a versatile layout across multiple floors, the property presents an exciting opportunity for investors and developers seeking a mixed-use building with existing commercial accommodation and residential potential.

The ground floor is currently divided between a medical clinic and a former children's nursery, providing a range of potential uses, subject to any necessary consents. The property also benefits from a large basement, which offers further potential for conversion or adaptation for storage or business purposes, subject to the appropriate planning and regulatory approvals.

The first floor has been configured to provide seven bedsit rooms, some of which benefit from en-suite facilities. Additional communal amenities include a fitted kitchen, a bathroom and a separate utility room. We understand that the vendor is currently awaiting the granting of an HMO licence, and prospective purchasers are advised to make their own enquiries regarding the licensing position and suitability of the accommodation for their intended use.

The property has been updated throughout, offering a useful foundation for an incoming purchaser to further enhance or adapt the accommodation to suit their investment strategy.

Externally, the building benefits from secure, gated parking to the front and side, providing space for multiple vehicles. To the rear, there are private courtyard areas, offering additional outdoor space for occupiers or staff.

With its substantial accommodation, existing mixed-use layout and scope for further enhancement, this property represents an attractive opportunity for investors looking for a versatile asset with potential to maximise its use and income, subject to the necessary consents.

Please note we have not inspected this property.

Price: Starting Bid £450,000

Property Type: Commercial Development

Business Type: Other/Unspecified

Parking: Private

Location

The property is located in Alderwood Avenue, Liverpool. With Liverpool Airport nearby. It is also close to many local amenities such as shops and schools.

Accommodation

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Tenure

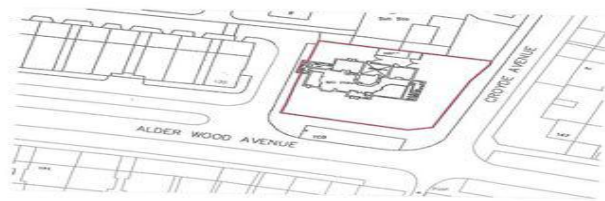
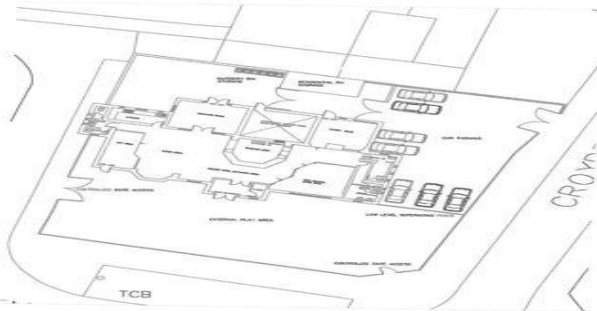
MS419146 - Freehold

EPC

Commercial - Rating E
Residential - Rating D

Additional Information

For further information please contact our office directly on 0191 737 1154, or alternatively via email on commercial@pattinson.co.uk. With regards to viewing subject property, this is to be done strictly by appointment.



08-12-2014
Drawing Ref: 301-LR-01



Pattinson.co.uk - Tel: 0191 737 1154