

FOR SALE



Development Opportunity

113/115 Bridge Road, Litherland, Liverpool L21 2PB



1,379 sq ft

Ground Floor Area



£100,000

Price



£9,400

Rates - RV



E120

EPC

- Long Leasehold for Sale
- Premises are situated on the corner of Bridge Road (A567)
- Part converted terrace house with a ground floor extension
- Yard area suitable for a number of vehicles behind a steel gate
- Separate vehicular access to the side of property off Jubilee Road
- Site lends itself to residential use subject to planning

113/115 Bridge Road,
Litherland, Liverpool L21 2PB



Yard Area



Location/Description

The premises are situated on the corner of Bridge Road (A567) opposite a parade of shops providing for local convenience needs. Nearby there is a Lidl supermarket and Tesco super store.

The premises are a part converted terrace house with a ground floor extension leading to a yard for a number of vehicles behind a steel gate.

The staircase to the first floor has been removed.

Area

Ground Floor 1,379 sq ft (128.1 sq m)
First Floor Inaccessible

Tenure

The property is held long leasehold from 25th March 1898 for a term of 999 years.

Price

Offers over £100,000

Rates

Rateable Value April 2023 Valuation: £9,400

EPC

E120.

Restriction

Any sale will have a restriction on the site being used as a funeral home or for funeral services.

Legal costs

Each party to be responsible for their own legal costs.

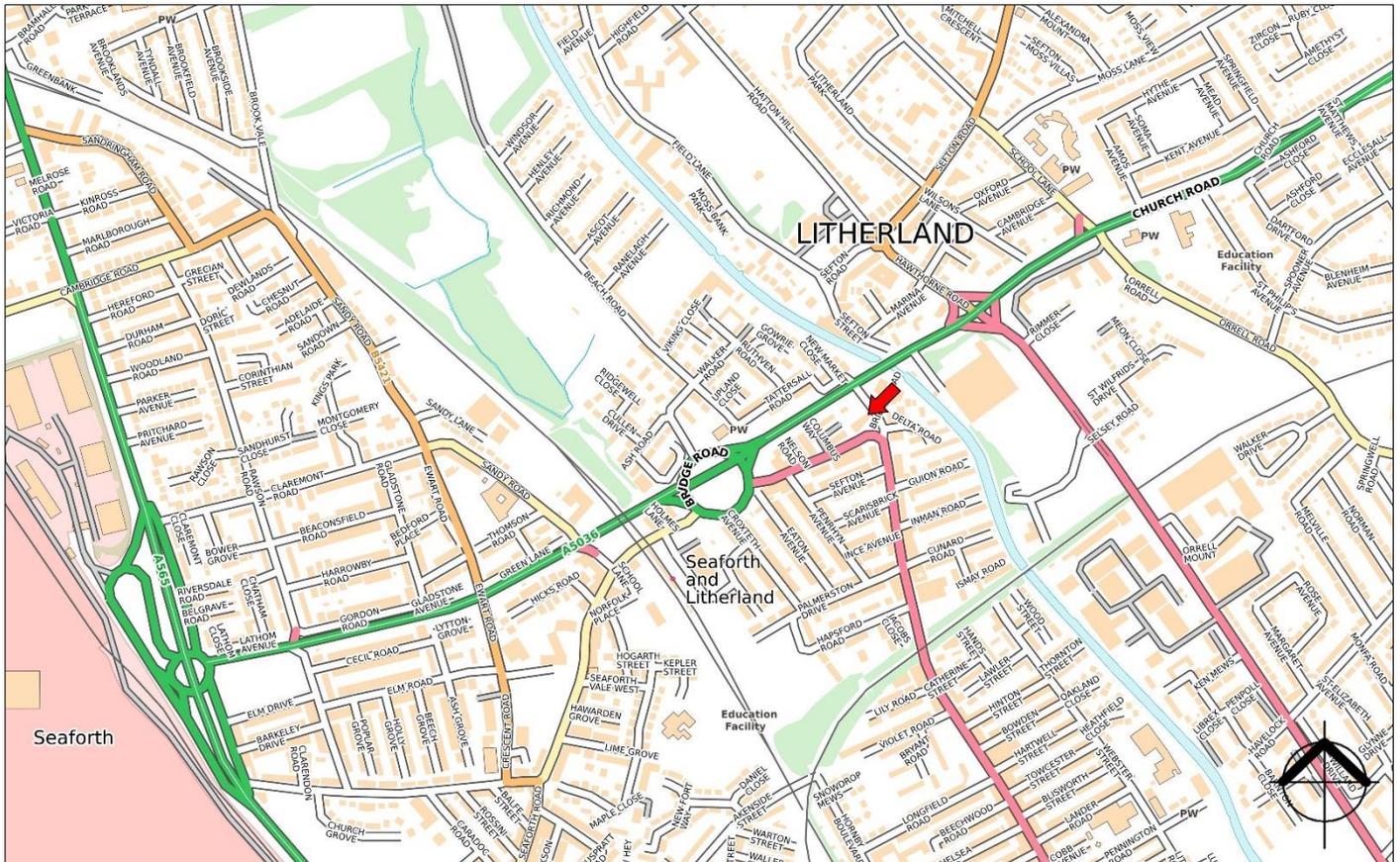


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Authorised and regulated by The Financial Conduct Authority.
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Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on:
https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf.
We recommend you obtain professional advice if you are not represented.

Anti Money Laundering Regulations

We are obliged to verify the identity of a proposed purchaser/tenant once a sale/ letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.

Disclaimer

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