

LOT

93

438-440 Park Road, Liverpool L8 9RF

*GUIDE PRICE £125,000+



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Not to scale. For identification purposes only

- **Vacant commercial building suitable for a number of uses.**

Description A vacant commercial building approximately 464.31 sq m (4,997.95 sq ft) previously used as a car showroom and garage premises providing large open plan split level accommodation plus an additional garage and workshop. The property benefits from electric roller shutters and full display window frontage. The property would be suitable for a number of uses to include residential redevelopment subject to any necessary planning consents. Please note the land and hoarding is not included in the sale.

Situated fronting Park Road on the corner of Kedleston Street in a popular and well established location within close proximity to Aigburth road amenities, Sefton park and approximately 2 miles from Liverpool city centre.

Ground Floor Open plan accommodation with ancillary stores Area: 269.97 sq m (2,906.02 sq ft)

Second Floor (Mezzanine Level)

Open plan accommodation Area: 194.34 sq m (2,091.92 sq ft)

Outside Garage/Workshop 87.74 sq m (944.45 sq ft) With access from Kedleston Street