

LOT  
84

1, 3 & 5 St. James Road, Birkenhead, Merseyside CH43 7RJ

GUIDE PRICE **£100,000–£125,000\***

DEVELOPMENT OPPORTUNITIES

- Three interconnecting properties offered with the benefit of planning for six × one bed apartments

The property comprises three interconnecting buildings which have previously been used as offices each benefiting from their own separate entrance and central heating. Planning permission has been granted for change of use from offices to six × one bed apartments. Planning ref: APP/19/01475

**Situated** Fronting St. James Road in a popular and well established residential location within close proximity to local amenities and schooling. Approximately 2 miles from Birkenhead town centre.

**Note** Please note Sutton Kersh have not internally inspected the property.

**Ground Floor** Entrance Hall, Five rooms, Reception area, Two separate Ws.

**First Floor** Landing, Five offices, Kitchen, WCs, Shower room.

**Outside** Rear gardens, side parking.

