

LOT  
**45**

**Former Resource Centre, Huyton Church Road, Huyton L36 5SH**

**VACANT COMMERCIAL**

Guide Price **£120,000–£130,000**



**A potential redevelopment opportunity suitable for a variety of uses subject to the necessary planning consents. The premises comprise a former resource centre 284sqm (3057sqft), together with associated car parking and rear amenity space. The total site area extends to 0.26h (0.64 acres) or thereabouts.**

**Situated**

The property is located fronting Huyton Church Road within a popular residential area, very close

to Huyton Town Centre which provides local shopping amenities.

**Fees**

The purchaser will be responsible for the council's surveyors and legal fees being 4% of the purchase price subject to a minimum of £600 + VAT.

**Contact**

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		M <sup>2</sup>	FT <sup>2</sup>
1	Toilet – Childrens		
2	Play Room – Creche	16.25	175sqft
3	Toilet		
4	Lobby	7.73	83sqft
5	Waiting Room	16.30	175sqft
6	Video/Assessment/Admin	32.68	330sqft
7	Store Room	6.69	72
8	Lobby	2.23	24
9	File Store	2.86	31
10	Doctor's Treatment Room	12.64	136
11	Corridor	39.063	420sqft
12	Office / Store	10.70	115
13	Large Office	27.95	301
14	Kitchen	11.62	125
15	Disabled Toilet		
16	Office	13.92	150sqft
17	Reception	19.30	208
18	Conference Room	20.58	221
19	Office	16.28	175
20	Office	10.97	117
21	Office	7.82	84
22	Toilets Staff		
23	Lobby	2.30	25
24	Cleaner's Cupboard	5.8	63
27	Meter Cupboard		
	<b>Totals</b>	<b>284sqm</b>	<b>(30567sqft)</b>

