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53

51-53 Merton Road, Bootle, Merseyside L20 7AP
VACANT COMMERCIAL

Guide Price **£150,000 +**



A substantial period office building suitable for a variety of alternative uses subject to the necessary planning consents. The property comprises two interconnecting former houses converted to office premises over basement, ground, first and second floors. The property benefits from disabled car park to the front elevation fronting Merton Road with internal floor areas providing main reception, office suites, rear boardroom, kitchenette, male and female WC's and to the second floor there are further offices/storage, open plan meeting rooms, kitchenette. The property also has a rear single vehicle access road, with the benefit of substantial car parking for approximately 40 spaces, and landscaping to the rear of the building.

Situated

The property is situated on Merton Road in a well established office area for a number of government departments including New Redgrave Court, occupied by the HSC, St Martins House – The Department of Work & Pensions, Sefton House / Daniel House – Sefton Council, Sefton Town Hall and Sefton Magistrates Courts, Bootle Oriol Road Station. It is approximately 3 miles from Liverpool City Centre.

Basement

Storage Area 1: 52.5m² (565 sq.ft)
Storage Area 2: 61.5m² (662 sq.ft)

Ground Floor

Offices: 191m² (2,055 sq.ft)
Kitchenette: 7.2m² (77.5 sq.ft) Rear
Storage: 3.99m² (43 sq.ft)

First Floor

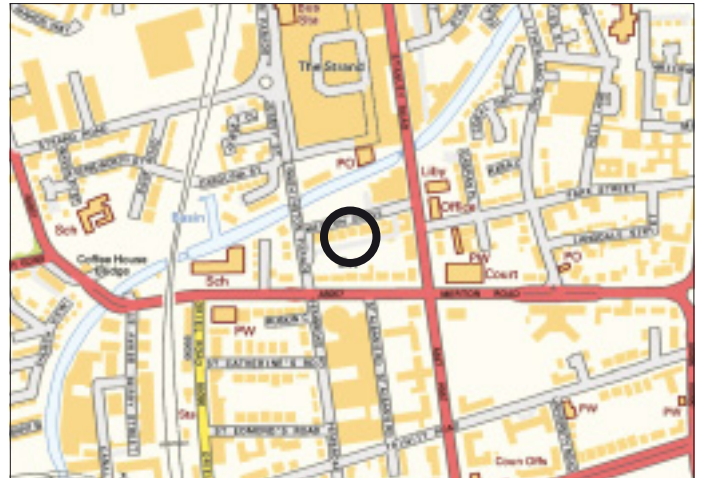
Offices: 184.6m² (1,988 sq.ft)

Second Floor

Offices: 82.9m² (893 sq.ft)
Kitchenette: 12.4m² (133 sq.ft)
Total: 639.7m² (6,886 sq.ft) Site
Area: 0.161HA (0.397acres) Storage:
43.7m² (464 sq.ft)

Outside

Car parking for approximately 40 spaces and landscaping to the rear of the building



Not to scale. For identification purposes only



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