# Kirkby Family Centre, Jack Ashley House, 45 William Roberts Avenue L32 0UQ VACANT COMMERCIAL

Guide price **£250,000+** 









A substantial redevelopment opportunity subject to the necessary planning consents. The site briefly comprises: a cleared site 0.35 acres; two semi detached properties with access from Norbury Close; Family Centre - extending to approximately 6,000sq ft of office space.

#### Location

The premises are situated on the fringe of Kirkby town centre, with access from William Roberts Avenue, within a predominantly residential area.

### Accommodation

# No. 1 Norbury Close

Ground Floor consisting of: Living Room (231sq ft); Kitchen (107sq ft) First Floor consisting of: Bedroom 1 (114sq ft); Bedroom 2 (76sq ft); Bedroom 3 (117sq ft); WC/ Bathroom

# No. 3 Norbury Close

Ground Floor consisting of: Front Office (217sq ft); Kitchen (91sq ft) First Floor consisting of: Front Office (109sq ft); Rear Office (108sq ft); WC; Storage Cupboard

Each property benefits from carpeted floors, gas central-heating, UPVC double glazing, and security alarm systems.

# **Family Centre**

Ground and First floor offices approximately 557m<sup>2</sup> (6000sq ft)

#### **Cleared site**

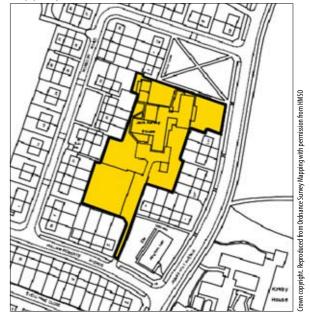
approximately 1416m<sup>2</sup> (0.35 acres)

#### **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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On Behalf of

