

LOT  
**97**

**Gateacre House, Goodlass Road, Liverpool L24 9HJ**  
VACANT COMMERCIAL

Guide price **£100,000 +**

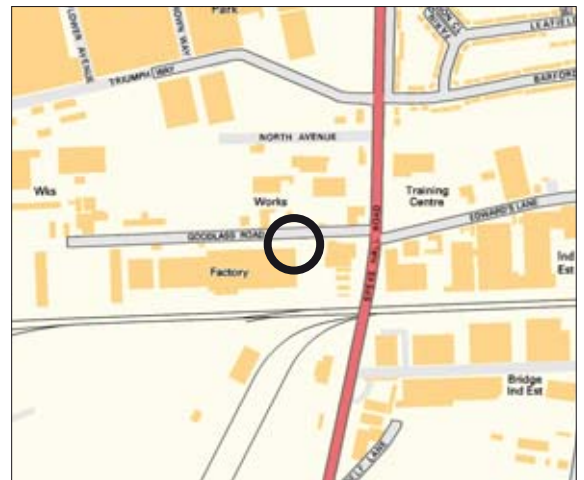


A vacant self contained workshop and office, 469.77m<sup>2</sup> (5056 sq ft) and yard area. The premises comprises two single storey interlinking commercial units providing a mixture of office and workshop/warehouse accommodation. The main workshop/warehouse accommodation is located to the rear of the and benefits from a manually operated roller shutter door providing vehicular access to Goodlass Road via the adjacent site. The front unit is primarily office accommodation benefiting from carpeting throughout, suspended ceiling with recessed lighting and gas central heating. Male and female WC's, a small kitchen and storage accommodation is also provided whilst an interlinking roller shutter door provides access to the rear workshop/warehouse. Externally the premises benefits from secure dedicated yard and car park with gated access onto Goodlass Road.

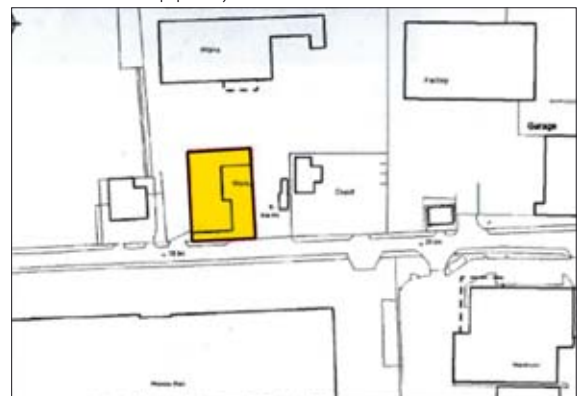
**Situated**

The premises are prominently situated fronting onto Goodlass Road close to its junction with Speke Hall Road (A5275) which is within close proximity of Speke Boulevard (A561), one of the main arterial routes for South Liverpool. Liverpool City Centre is approximately 6 miles to the west whilst John Lennon airport is less than 1 mile to the south. Motorway access to the M57 and M62 is available via the A5300 which is approximately 3 miles to the east.

Joint Agents  
**mason  
owen...**  
property consultants



Not to scale. For identification purposes only



Not to scale. For identification purposes only

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number: 100020449

Ordnance Survey © Crown Copyright 2011. All rights reserved. Licence number 100020449

**Accommodation Schedule**

ACCOMMODATION	IMPERIAL	METRIC
Offices	1,581 Sq Ft	149.91m <sup>2</sup>
Workshop/Warehouse	1,708 Sq Ft	158.7m <sup>2</sup>
Storage Accomodation	1,767 Sq Ft	164.16m <sup>2</sup>
<b>TOTAL</b>	<b>5,056 Sq Ft</b>	<b>469.77m<sup>2</sup></b>