

LOT  
**63**

**9-11 Fleet Street, Liverpool L1 4AR**  
VACANT COMMERCIAL

Guide price **£200,000–£225,000**



**A Freehold mixed use property comprising of self-contained office accommodation arranged over lower ground, ground and two upper floors. The property was fully refurbished to a very high standard 8 years ago and benefits from central heating, double glazing, passenger lift, Male, female and disabled W.C's. The property would be suitable for possible student investment or flats subject to any necessary planning consents.**

**Situated**

On the corner of Fleet Street and Roe Alley just off Hanover Street on the edge of Liverpool One Shopping Centre. Central Station, Lime Street Station and the main bus station are all within a few minutes walk, with public car parks close by.

**Lower Ground**

Reception area, Private offices, Meeting Rooms and Storage.

**Ground Floor**

Reception area, Private offices.

**First & Second Floor**

Open Plan Offices.

**Joint Auctioneers**



Not to scale. For identification purposes only

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Basement	1,116.5 ft <sup>2</sup>	103.7 m <sup>2</sup>
Ground Floor	989.7 ft <sup>2</sup>	92.0 m <sup>2</sup>
First Floor	1,028.0 ft <sup>2</sup>	95.5 m <sup>2</sup>
Second Floor	1,028.0 ft <sup>2</sup>	95.5 m <sup>2</sup>
TOTAL	4,162.2 ft <sup>2</sup>	386.7 m <sup>2</sup>