



- **A vacant Grade II listed sandstone building, formerly used as a public library and situated in the desirable Woolton Village Conservation Area.**

Description A vacant Grade II listed sandstone building, formerly used as a public library and situated in the desirable Woolton Village Conservation area. The property is suitable for development within its current Use Class D1 or possible alternative uses appropriate to a residential area may be considered subject to the necessary Planning Consents, Listed Building and Conservation Area Consents. No outside garden area included with the property. On street parking is available. Please note there is a restrictive permitted user for the property and all interested parties are advised to make their own enquiries in respect of planning matters by calling 0151 233 3021.

Situated Fronting Allerton Road close to its junction with Quarry Street in a sought after location within walking distance to Woolton amenities and schooling.

Lower Ground Floor

via its own separate entrance
Hall, Kitchen, WC, Large Main Room, Rear Room. (G.I.A. 151 sq m)

Upper Ground Floor

via its own separate entrance
1 Large Room (G.I.A. 81 sq m)

Fees The purchaser is to be responsible for the cost of the council's legal and surveyor's fees, additional to the sale price, at a cost of 3% of the sale price with a minimum fee of £1500.

Tenure A new, 125 year full repairing and insuring lease, with a requirement to refurbish the property within 24 months of the lease commencement date.



Not to scale. For identification purposes only

