



Not to scale. For identification purposes only

- **Vacant single storey detached former doctor's surgery**

Description A vacant single storey modern detached former doctor's surgery sat on a good sized corner plot. The premises extend to approximately 91.51m² (985.03sq ft) and benefits from central heating, alarm and CCTV. The property would be suitable for a number of uses, subject to any relevant planning consents.

Situated On corner of Robson Street and Venice Street within walking distance to local amenities and Liverpool Football Club and approximately 2 miles from Liverpool city centre.

Ground Floor Reception Area and office 43.22m² (465.23sq ft)
Kitchen with Central Heating Boiler 11.07m² (119.16sq ft)

Two Toilets and Store Consulting Room 1 11.99m² (129.06sq ft)
Consulting Room 2 10.50m² (113.02sq ft)
Consulting Room 3 14.73m² (158.55sq ft)
Total Net Internal Floor Area: 91.51m² (985.03sq ft)

Outside Front and side gardens and parking for 2/3 cars.