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21 Merton Road, Bootle, Merseyside L20 3BJ

GUIDE PRICE **£395,000+***

VACANT COMMERCIAL



Description

A substantial double fronted three storey detached corner property arranged over three floors and offering attractive serviced office accommodation with secure rear parking for several cars. There are 11 offices which have been recently refurbished, a kitchen and ladies & gents WCs. The property benefits from central heating, alarm system, secure allocated parking, and 24hr CCTV. The property would be suitable for immediate continued use as offices, and the fixtures and fittings can be purchased separately. Alternatively, it would be suitable for residential conversion to provide self-contained flats or HMO investment opportunity, subject to any relevant consents. There is also potential to extend the property to the rear, subject to gaining any necessary consents.

Situated

Fronting Merton Road on the corner of Litherland Road in a popular and well established location within close proximity local amenities, Strand Shopping Centre, Hugh Baird College and approximately 5 miles from Liverpool city centre.

Ground Floor

Vestibule, Hallway, four Offices, Kitchen, Ladies WC.

Outside

Private secure rear parking and front gardens.

First Floor

Four Offices, Gentlemen's WC.

EPC Rating

D

Second Floor

Three Further Rooms.

Tenure

Freehold

