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**63**

# Flat 45, Produce Exchange, 8 Victoria Street, Liverpool L2 6QJ

GUIDE PRICE **£60,000+\***

VACANT RESIDENTIAL

## Description

A fifth floor city centre duplex one bedroomed apartment within a period building. The property benefits from electric heating, double glazing, lift access, secure entry system, reception and intercom. The property is suitable for either residential investment purposes or as a short term let. If rented by way of a residential let the potential rental income would be approximately £12,000 per annum.

## Situated

Fronting Victoria Street in a central position within walking distance to city centre amenities and transport links, Liverpool Waterfront and Liverpool One.

## Ground Floor

Communal Entrance Hall

## Council Tax Band

A

## First Floor

Reception

## Tenure

Leasehold

Ground Rent: £397.53 per annum

Service Charge: £920.65 per quarter

Insurance: £749.35 per annum  
491 years left on lease

## Fifth Floor

Flat Hall, Shower Room/WC, Kitchen

Mezzanine Level – one Bedroom with a further room accessed through it

## EPC Rating

D

