



42 Produce Exchange Building

Victoria Street | Liverpool | L2 6QJ

Asking Price £85,000

The
GOOD
ESTATE
AGENCY

42 Produce

Victoria Street |

Liverpool | L2 6QJ

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STUDIO APARTMENT. An excellent, modern studio apartment in a stunning period development, Produce Exchange Building. Located in the heart of Liverpool city centre and a UNESCO World Heritage site, close to all the city's major attractions and amenities.



- OPEN PLAN LIVING & BEDROOM

- FITTED KITCHEN

- 269 SQ FT

- ONE OF LIVERPOOL'S GREAT COMMERCIAL BUILDINGS

- HOUSE SHOWER ROOM

- 4TH FLOOR

- STUNNING PERIOD DEVELOPMENT

- LOCATED IN THE HEART OF LIVERPOOL CITY CENTRE





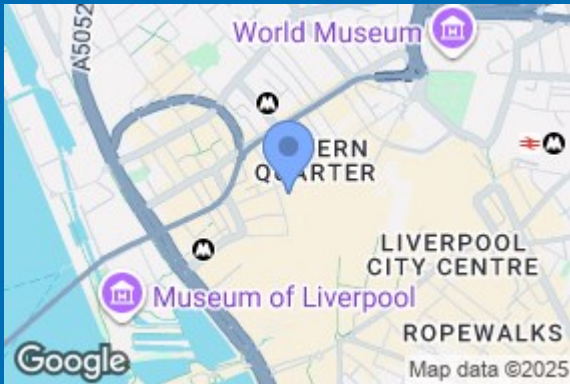
STUDIO APARTMENT. An excellent, modern studio apartment in a stunning period development, Produce Exchange Building. The 4th floor property, totalling 269 sq ft, comprises: entrance, open plan living and bedroom with fitted kitchen and house shower room. Built in 1902, The Produce Exchange is one of Liverpool's great commercial buildings, steeped in history and adorned with sumptuous architectural detail. Located in the heart of Liverpool city centre and a UNESCO World Heritage site, close to all the city's major attractions and amenities.

Currently tenanted until the 29th December 2025 at £695 per month, providing an excellent rental yield of 9.81%.

PROPERTY MISDESCRIPTIONS ACT 1991. For clarification, The Good Estate Agency hereby informs prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

While these particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither The Good Estate Agency nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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