

Vacant Substantial Ground Floor
Retail, Cafe and Upper Floors

FOR SALE

Guide Price: £375,000

Fitton Estates

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SPECIALIST RESIDENTIAL AND COMMERCIAL PROPERTY CONSULTANTS

91-92 Regent Road, Kirkdale, Liverpool, Merseyside L5 9TD

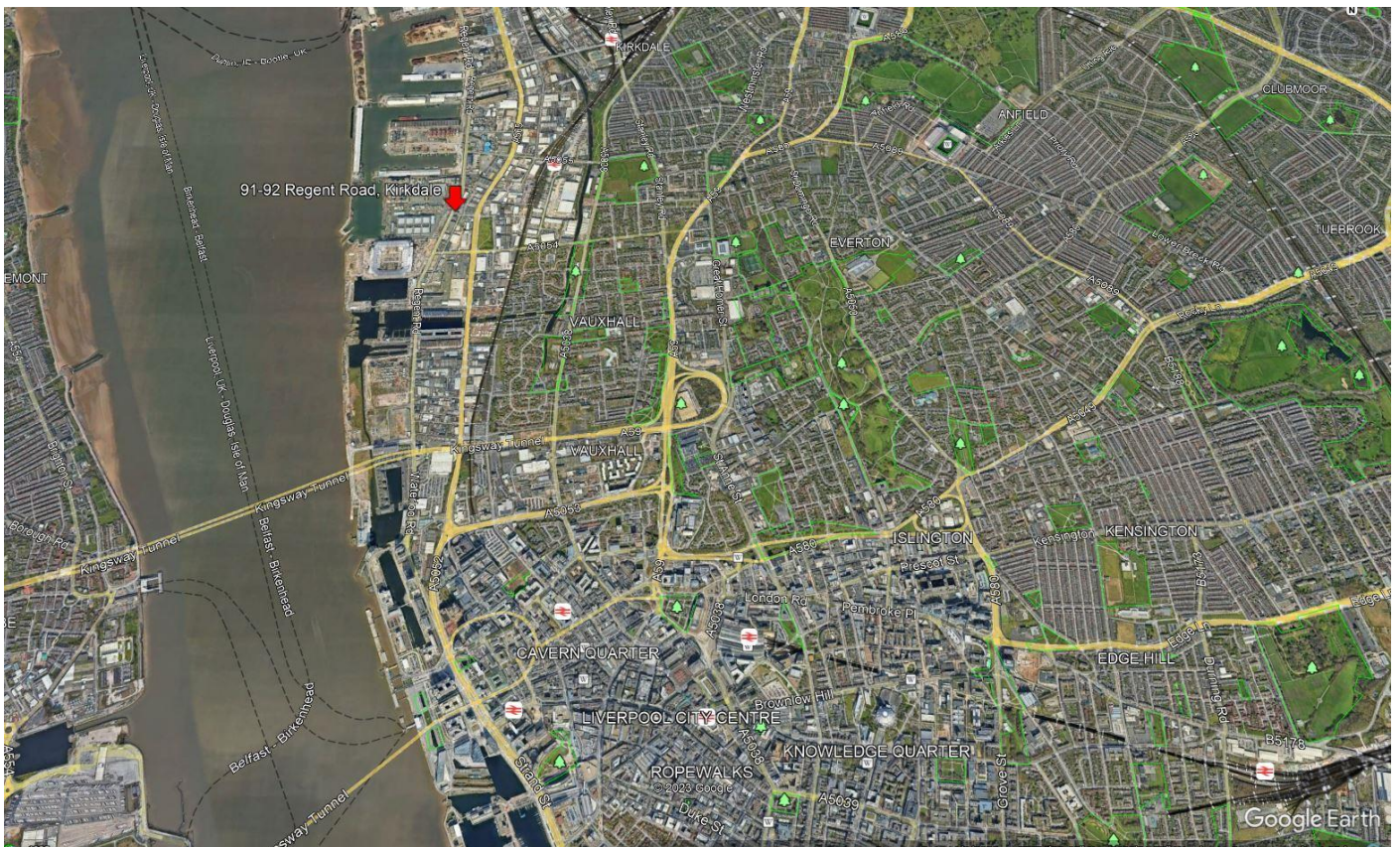


- Substantial and Prominent Mixed Use Property.
- Close to Bramley Moore Dock/Everton F.C. new football stadium.
- Vacant former bookmaker and cafe to ground floor.
- Partial cleared shell and part skim plastered offices to upper floors.
- Roadside refurbishment opportunity in area undergoing regeneration.
- Offered with vacant possession
- Freehold and no VAT on purchase price.
- Approx 5,300 sq ft GIA on ground, first and second floors.



Fitton Estates, Hoghton Place, 47 Hoghton St,
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Location: The subject property occupies a prominent corner centre position to Regent Road and Boundary Street, virtually across the road from which is the new Everton F.C. football stadium at Bramley Moore dock. See aerial image.



Description: Three storey brick built mixed use refurbishment opportunity property offered with vacant possession.

From the Regent Road elevation access is provided into the former bookmaker/retail unit requiring refurbishment, with stairs to the upper floors.

Also on the Regent Road elevation but stretching the entire of its Boundary Street elevation is the former substantial cafe with commercial kitchen and former café area, again requiring works of modernisation.

With the new football stadium and developments such as the Titanic Hotel, the immediate area is anticipated to be subject to further renegotiation and investment.

The substantial first and second floors have been stripped to shell or plaster skim finish and are currently arranged as a series of offices, which we believe were historically living accommodation and benefit from the majority of the upper floor windows being replacement UPVC.

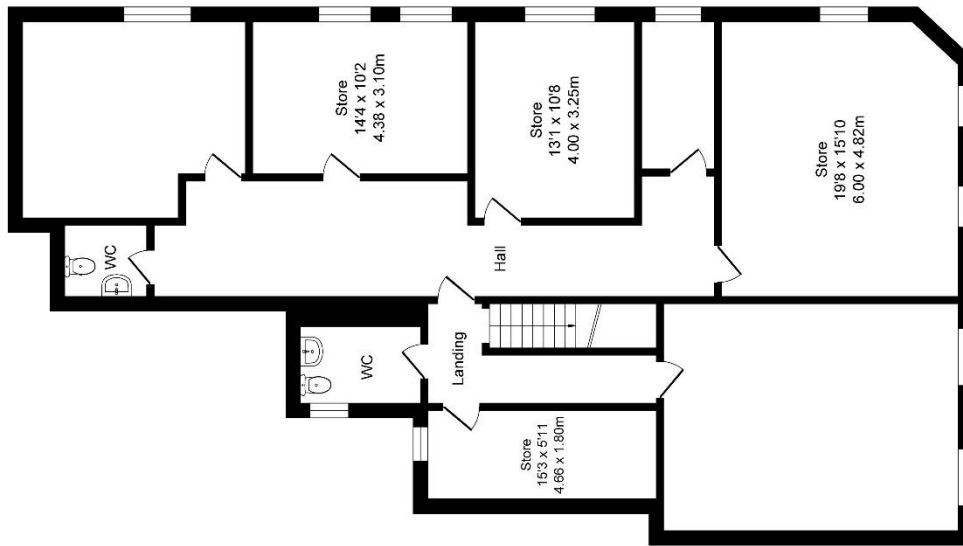
The property offers an interesting and substantial mixed use refurbishment opportunity (subject to the necessary consents) in an area which is seeing significant inward investment.



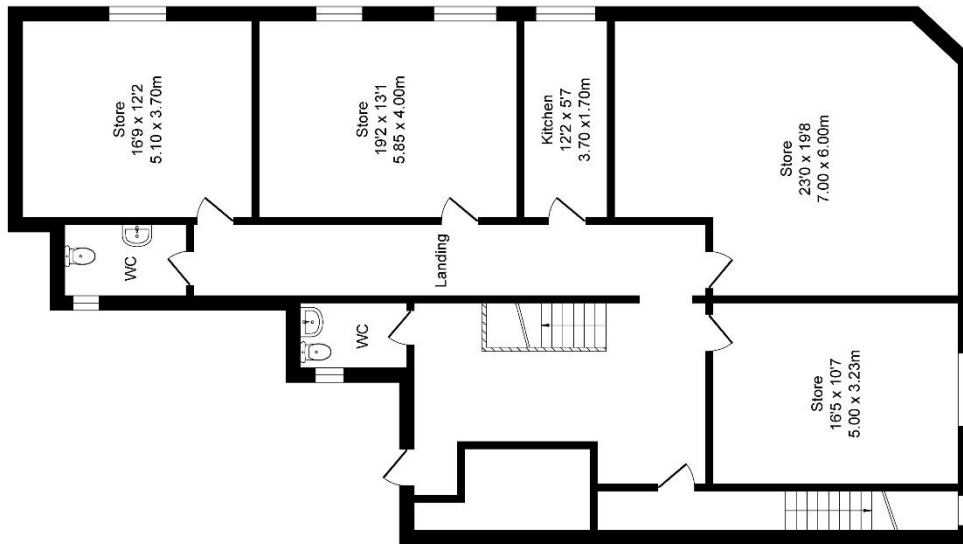


Accommodation: Floor plan below. Not to scale and provided for indicative purposes only.

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



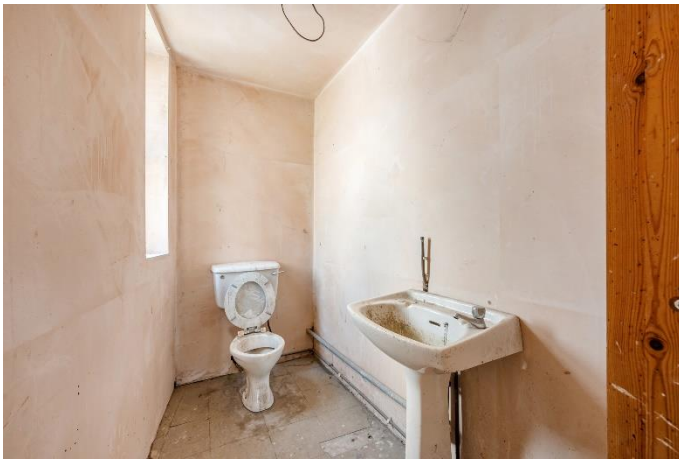
Second Floor
 Approx. Floor
 Area 1713 Sq.Ft
 (159.1 Sq.M.)



First Floor
 Approx. Floor
 Area 1737 Sq.Ft
 (161.4 Sq.M.)



Ground Floor
 Approx. Floor
 Area 1946 Sq.Ft
 (180.8 Sq.M.)



Tenure: Freehold. A copy of the Land Registry entry is available on request.

Guide Price: £375,000.

Money Laundering Regulations: Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser.

VAT: We understand that VAT would not apply to the purchase price.

Legal: Each party is responsible for their own legal costs.

EPC: A full copy of the EPC & Recommendation Report are available on request.

Viewing: Strictly by appointment made via the sole agents, Fitton Estates 01704 500345.

Details Prepared 11 July 2024

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