



8 Victoria Street | Liverpool | L2 6QJ

Asking Price £234,900

The
**GOOD
ESTATE**
AGENCY

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3 BEDROOM DUPLEX APARTMENT IN PERIOD CONVERSION. Nestled within the historic Produce Exchange Building in Liverpool, this exceptional three-bedroom apartment offers a unique blend of modern living and architectural grandeur. Spanning an impressive 840 square feet, this third-floor residence is a true gem, boasting a spacious open-plan living and dining area that seamlessly flows into a well-fitted kitchen, perfect for both entertaining and everyday living.

The apartment features a welcoming entrance hall that leads to a master bedroom complete with an en suite shower room, ensuring privacy and comfort. Additionally, there are two further double bedrooms, ideal for family, guests, or a home office, along with a stylish house shower room.

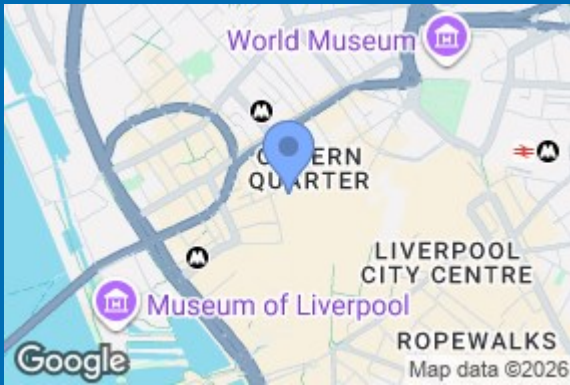
Constructed in 1902, the Produce Exchange is one of Liverpool's most iconic commercial buildings, rich in history and adorned with exquisite architectural details that reflect its storied past. Living here places you in the heart of Liverpool city centre, a UNESCO World Heritage site, where you will find an abundance of attractions, shops, and amenities right at your doorstep.

Currently let for £1,350 per calendar month, this property achieves a commendable rental yield of 6.9%, making it an attractive investment opportunity. Whether you are seeking a stylish home or a lucrative rental property, this apartment in the Produce Exchange Building is not to be missed.

- THREE DOUBLE BEDROOMS
- 3RD FLOOR
- FITTED KITCHEN
- MAIN HOUSE SHOWER ROOM
- ONE OF LIVERPOOL'S GREAT COMMERCIAL BUILDINGS
- FURNISHED
- SPACIOUS OPEN PLAN LIVING ROOM
- MASTER BEDROOM WITH EN SUITE SHOWER ROOM
- STUNNING PERIOD DEVELOPMENT
- LOCATED IN THE HEART OF LIVERPOOL CITY CENTRE







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(11-11) B			
(10-10) C			
(9-9) D		56	56
(8-8) E			
(7-7) F			
(6-6) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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