



# 41 Produce Exchange Building

Victoria Street | Liverpool | L2 6QJ

Asking Price £77,900

The  
GOOD  
ESTATE  
AGENCY

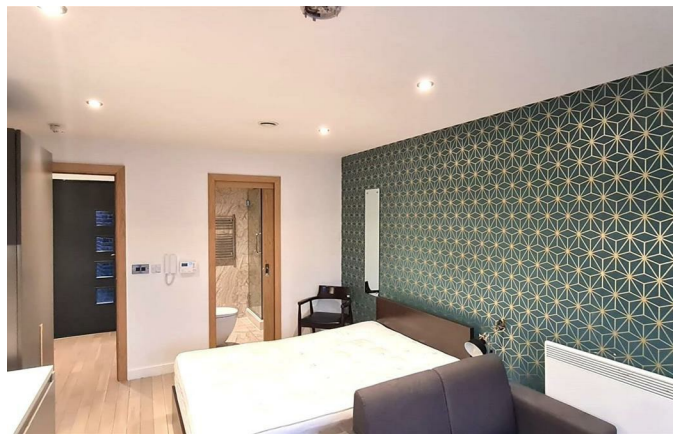
# 41 Produce

Victoria Street |

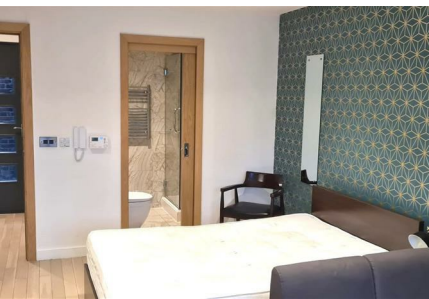
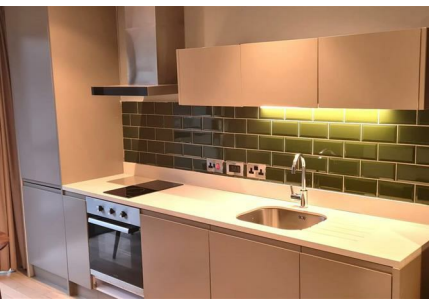
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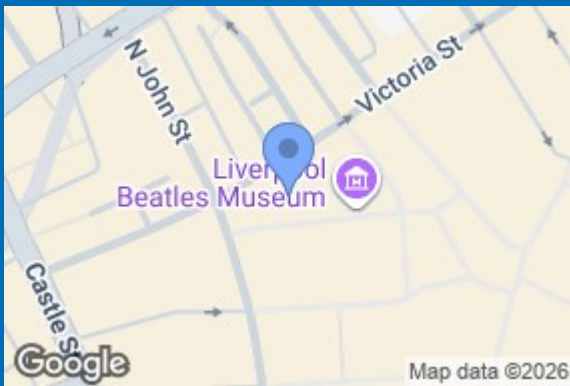
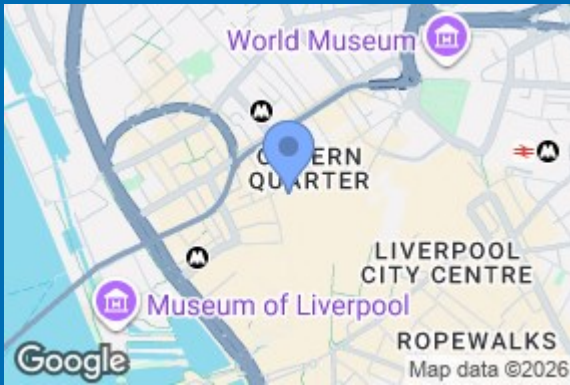
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STUDIO APARTMENT. An excellent, modern studio apartment in a stunning period development, Produce Exchange Building. The 4th floor property, totalling 269 sq ft, comprises: entrance, open plan living and bedroom with fitted kitchen and house shower 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 rented for £695pcm, providing an excellent rental yield of 10.7%. Not suitable for wheelchair users.



- OPEN PLAN LIVING & BEDROOM
- FITTED KITCHEN
- 269 SQ FT
- ONE OF LIVERPOOL'S GREAT COMMERCIAL BUILDINGS
- CURRENTLY MARKETED FOR RENT AT £695PCM, EQUIVALENT TO AN EXCELLENT 10.7% RENTAL YIELD
- HOUSE SHOWER ROOM
- 4TH FLOOR
- 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			
(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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