

FOR SALE

keppie
massie

FORMER VICARAGE CONVERTED TO OFFICE
ACCOMMODATION 368.88 SQ.M (3,971 SQ.FT)

2 GREEN LANE, STONEYCROFT, LIVERPOOL L13 7EA

- FORMER VICARAGE, ADJACENT TO ST JOHN THE BAPTIST CHURCH
- OFFICE ACCOMMODATION WITH POTENTIAL CONVERSION TO OTHER USES (STP)
- ATTRACTIVE PERIOD FEATURES
- GRADE II LISTED
- EXCELLENT ROAD AND PUBLIC TRANSPORT LINKS
- STONE PERIMETER WALL WITH ATTRACTIVE GARDEN AND SURROUNDS
- PROMINENT POSITION

LOCATION

The property is located on the west of Green Lane, on the corner of Santon Avenue in Tuebrook. The property is located a short walk from West Derby Road where there are a number of shops. West Derby is a main arterial route into the City Centre. The property is around 2.5 miles from the start of the M62.

DESCRIPTION

The property is a former vicarage adjacent to St John the Baptist Church. The property was converted to office accommodation around seven years ago and comprises three storeys and a basement.

The property comprises:

- Basement – 2 storage areas
- Ground Floor – Kitchen and utility room, 3 offices, 2 WCs including 1 disabled, and a storeroom.
- Half Landing – 1 office
- First Floor – 4 offices, a photocopier room, 2 WC's and a shower room.
- External walled garden and rear yard.

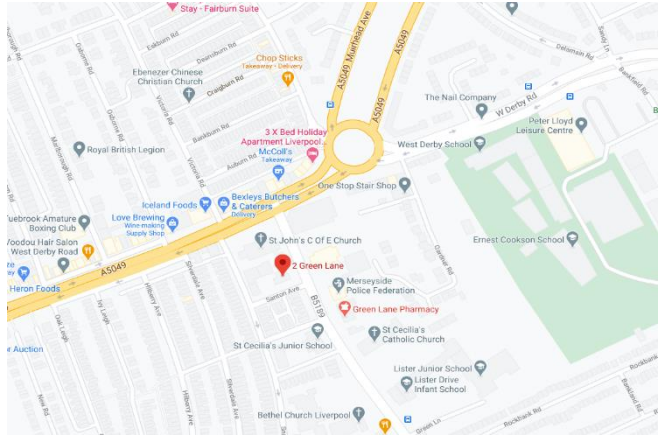
ACCOMMODATION

Floor	sq.m	(sq.ft)
Basement	34.52	(371)
Ground Floor	125.58	(1,352)
First Floor	121.55	(1,308)
Second Floor	87.23	(939)
TOTAL	368.88	(3,971)

All areas are measured on a Net Internal Area basis.

PRICE

Offers in excess of £275,000.



RATEABLE VALUE

The Rateable Value is £24,000. The estimated rates payable is c£10,800. All interested parties should rely on their own enquiries with the Local Authority.

VAT

All prices, outgoings and rentals quoted are exclusive of VAT, but may be liable at prevailing rate. Further information on request.

TENURE

The property is held on a 150 year long leasehold from 10 July 2008 at a peppercorn rent.

LEGAL COSTS

Unless otherwise stated, all parties to bear their own legal costs.

CONTACT

LIVERPOOL OFFICE

Alabama House, 6 Rumford Place, Liverpool L3 9BY

Tim Garnett
Curtis May

0151 255 0755 | 07852240103 | timgarnett@keppiemassie.com
0151 255 0755 | curtismay@keppiemassie.com



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