

# FOR SALE

Income Producing Freehold  
Investment / Redevelopment  
Opportunity  
(Suitable for a Variety of  
Used STP)

**34 CROSBY ROAD  
NORTH, LIVERPOOL,  
L22 4QG**

**TOTAL NET LETTABLE  
FLOOR AREA**

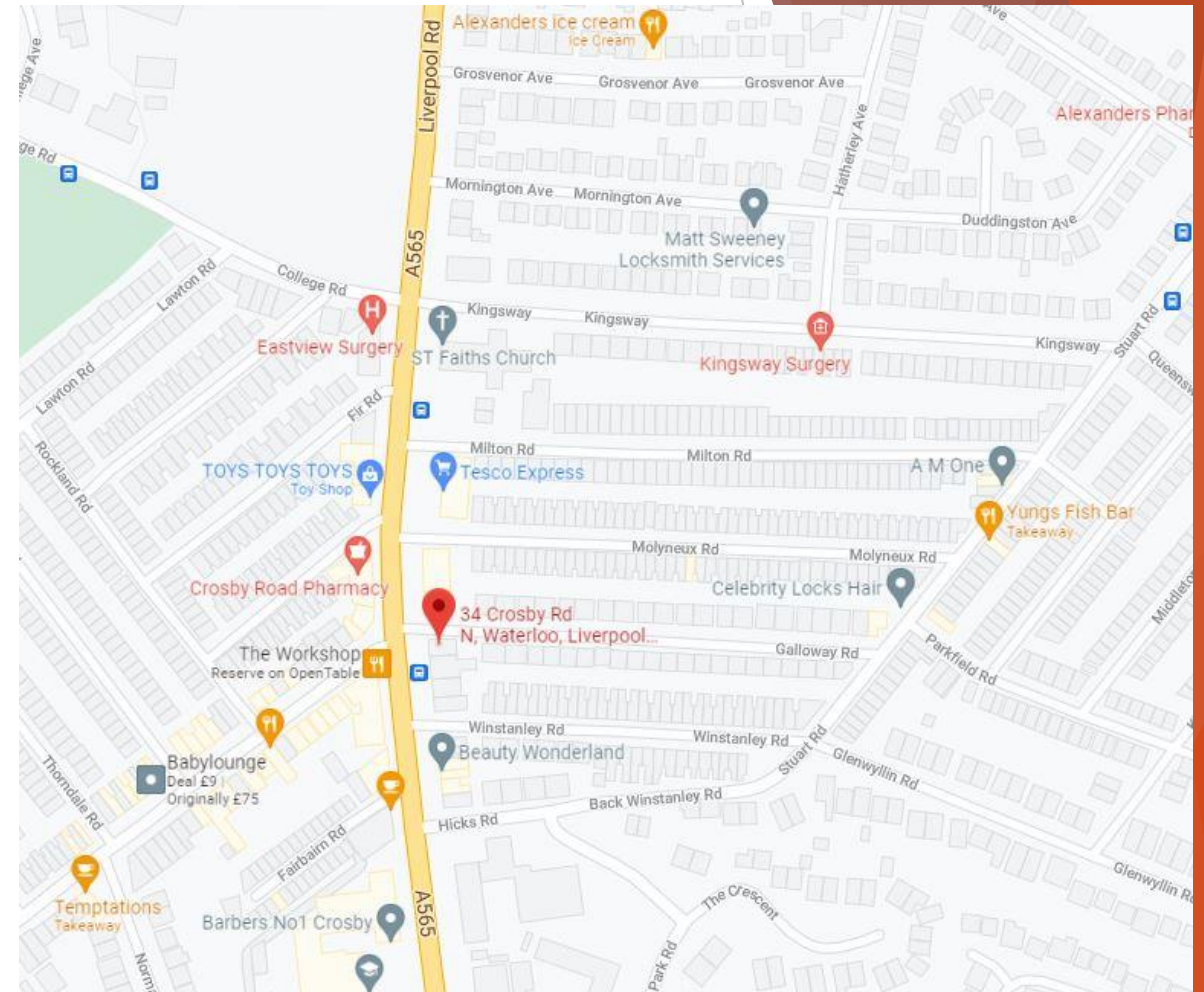
**1372 SQ.FT. (127.46 SQ.M)**





## FLOOR AREAS

Ground	621 sq.ft.	57.69 sq.m.
First	751 sq.ft.	69.76 sq.m.
TOTAL	1,372 sq.ft.	127.46 sq.m.







## LOCATION AND DESCRIPTION

The premises occupy a prominent position on Crosby Road North (A565). Crosby Road North is a busy commuter route from the City Centre to Crosby and beyond. The surrounding properties are of mixed use including a church, offices, school and retail. The adjacent Hicks Road is predominantly residential.

**The property comprises of a traditional two storey end terrace.**



## LEASE INFORMATION

The entire ground floor of the premises is currently let to Breens Solicitors Ltd at a rental of £6,600 per annum exclusive. The lease expires on the 30<sup>th</sup> November 2022.

## COVENANT INFORMATION

Breens Solutions Ltd are one of the leading independent firms on Merseyside with offices in Southport and Crosby. The specialise in Residential property conveyancing, Wills, Probate and Accident Claims.

## TENURE

Freehold

## PRICE

£175,000

## RATES

Upon Request.

## EPC

Certificate No: 0691-4193-0520-4003-7956

Energy Rating: D-93

## ANTI-MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, we are required by law to verify the identity of the proposed purchaser/tenant once a transaction has been agreed and before issuing contract documentation to prevent fraud and money laundering. This will usually take the form of a passport/driving licence and a recent utility bill.

## LEGAL COSTS

Each party is to be responsible for their own legal costs in connection with the preparation of the conveyance and any stamp duty thereon.

## VAT

All rents, prices and other figures included in these particulars are quoted net of but may be subject to the addition of VAT.



## CONTACT/VIEWING

For any further information please contact the sole agents Hitchcock Wright & Partners

[brianricketts@hwandp.co.uk](mailto:brianricketts@hwandp.co.uk)

0151 227 3400

[www.hitchcockwright.co.uk](http://www.hitchcockwright.co.uk)